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CRIME IN HONGKONG.

SPECIAL EVENTS DURING 1922.

ANNUAL POLICE REPORT.

1.—THE SEAMEN'S STRIKE.

On the 13th January the Seamen's Union, a newly created Labour Union, declared a strike of all Cantonese employed on both Ocean-going and River steamers calling at Hongkong. In consequence of the refusal of the respective owners to meet their demand for—

- (a.) Increases of pay.
- (b.) Recognition of Union and other similar demands.

The strike dragged on for some time owing to the impossibility of ascertaining who the responsible representatives of the Union were, as the Union's chief representatives left for Canton with the bulk of the strikers. On February 1st the Seamen's Union was declared an unlawful Society and was closed by the Police in consequence of intimidation, which led to the Stevedores and cargo coolies declaring a sympathetic strike. Efforts to settle the strike were made by various public bodies without success until on the 24th of February all the bakers, butchers and eventually the domestic servants went out on strike in sympathy with the Seamen, thus seriously interfering with the Colony's food supplies. A Proclamation was thereupon issued by the Governor in Council prohibiting the departure of any Chinese from the Colony unless provided with the necessary permit to leave. In consequence of this order and the impossibility of leaving the Colony by water or by rail a large number of strikers chiefly domestic servants and cooks determined to force their way over the border by taking the main road to Shan Chun via Tai Po. They started early on the 2nd March and came in collision with the Police at the Kowloon water works. They were called upon to stop, but refused and broke through the Police cordon. They were again stopped near the 5th milestone by Police assisted by some troops and on they again refusing to stop and breaking through the Police, they were fired on by the troops. Five persons were killed or died as a result of their injuries but the crowd then dispersed and returned to Hongkong. At the judicial enquiry which terminated on 21st March, the jury found a verdict of justifiable homicide thereby endorsing the action of the Police and Military authorities. On March 6th the strike was settled and the Seamen's Union was allowed to re-open.

2.—MURDER OF LEUNG YUK TONG ALIAS JACK A TAI.

During the progress of the strike various persons connected with shipping received threatening letters. Among others Leung Yuk Tong, senior partner of the firm of Levedores known as Jack A Tai was threatened on the 24th February as he was passing in his ricksha from Messrs. Butterfield & Swire's office to his own premises he was shot from behind and instantly killed by a man who ran up to his ricksha and fired at him at point blank range in the vicinity of Queen's Statue Pier. The murderer, one Leung Wo, who was evidently a hired assassin, was fortunately caught by some bystanders. He was convicted and hanged after his appeal to the Privy Council had been dismissed. There were no further murders of the kind during the strike but several murders, in which some employers of labour were the victims, were perpetrated during the year. This form of crime appears now to have been checked.

3.—VISIT OF H.R.H. THE PRINCE OF WALES.

On April 7th H.R.H. the Prince of Wales visited the Colony and spent two days here on his way through to Japan. He met with an excellent reception from the native population, particularly so considering the disturbed conditions which prevailed shortly before his arrival.

4.—LAFSCHEMEN'S STRIKE.

Early in May the launchmen in the harbour who were among the last to go on strike in sympathy with the seamen struck work for high wages. The strike was settled satisfactorily after an interval of 10 days during which some inconvenience was occasioned by the irregular ferry service across the harbour. Otherwise the community suffered but little. Strikes of various classes of labour continued throughout the year, but most if not all were settled amicably before the close of the year.

5.—POLITICAL CHANGES IN CANTON AFFECTING THE COLONY.

Shortly after the Seamen's Strike the Canton Government changed hands as a result of a split between Sun Yat Sun and Chan Kwing Ming. The former was ousted and the latter assumed control. The labour organizations began to settle down as a result of the change and, though they endeavoured to assume a more militant attitude towards the end of the year when Chan Kwing Ming was in turn ousted from Canton and Sun Yat Sen returned, the latter gave them no encouragement and they speedily resumed their normal functions.

6.—CLOSING OF GUILDS.

As a result of their interference with the food supplies of the Colony the Hip Tsun Tsung Kung She cooks and servants Union was declared an unlawful Society by Government Proclamation on 14th December, and closed. The only other Union which was declared unlawful was the notorious Kong Ng Lun Shun Kung Wui, which was proscribed on 13th October, 1922. This society though nominally the Union of the Hongkong and Wharfedale steamship employees had got into bad hands and formed the chief resort of the criminal classes in the Colony. It was, therefore, with great relief that the general bulk of the Chinese population of the Colony witnessed the closing down of the society, whose evil reputation dates back for many years.

7.—OUTBREAK OF VIOLENT CRIME.

One of the most serious results of the change of Government in Canton twice during the year and the consequent fighting was the outbreak of crimes of violence in the Colony following closely on each series of fighting. In August and September there were numerous highway and armed robberies, many of them traced to ex-soldiers or unemployed seamen, and again in December continuing up to the Chinese New Year (February, 1923). The large increase in armed robberies and murders as recorded in this Report testifies to the seriousness of these waves of violent crime. The Police were successful in bringing a number of offenders to book and the Courts together with increased restrictive Police measures appear to have borne fruit as these crimes, though still prevalent have very largely decreased since the New Year (Chinese). Notable among a number of robberies which involved profuse shooting in the streets was the Wing Wo Street Robbery, which took place at dusk on the 29th September, during which a Chinese detective No. 100 Sin Chun was fatally shot by the robbers, as they were leaving the robbed premises. Two of the robbers were caught in a chase which followed, convicted and hanged. A remarkable feature of the armed robberies during the year was the valuable assistance rendered on several occasions by civilians chiefly non-Chinese, but also Chinese in some cases, who assisted though unarmed in following and capturing armed robbers, and were in some instances responsible for the actual capture of the criminals. Not only the Police, but the public owe them a great debt of gratitude for their bravery and skill in effecting captures under trying and dangerous conditions.

8.—"SUI AN" PIRACY.

Serious as was the state of crime on shore it was almost surpassed on the water by the daring and successful piracy of the Hongkong, Canton and Macao Steamboat Co.'s str. Sui An on Sunday, the 19th November. This river steamer which plies between Hongkong and Aloca was pirated when about 1 hour out from Macao at sunset. Full details of the piracy are contained in the Report of the Commission of Enquiry into this piracy which was laid before the Legislative Council on the 6th February, 1923. Suffice it to say that in spite of the provision of armed guards and safety devices required under the terms of the Piracy Prevention Ordinance of 1914 the pirates succeeded in holding up the ship and taking her into Bias Bay, a bay not far outside the waters of the Colony where they left her, having stripped the passengers and crew of all their money and valuables and the ship of the contents of the compartments and purser's safe and anything else of value. Owing to the completeness of surprise the loss of life was small. Two of the Indian guards were killed during the plucky fight which they put up against severe odds, 2 others were wounded, as was also the Captain while attempting to gain the bridge. The Captain was very fortunate to escape with his life. This occurrence only goes to show even more clearly perhaps than the state of crime ashore the very serious state of disorder prevailing in South China at the present time, which makes the preservation of peace and good order in the Colony and its vicinity a very difficult matter. Armed troops are everywhere and arms are procurable in spite of the general prohibition of the import of arms into China as well as Hongkong.

9.—ARMS SMUGGLING.

One of the most serious problems of the past year has undoubtedly been the question of the traffic in arms. The large stocks left over in Europe and America as a result of the Great war find a ready market in China, though under international agreement the import is prohibited. During the latter months of the year many of the large passenger ships arriving from the Pacific coast of America failed to complete their stay in port without the discovery of arms either on board or in transit from ship to shore. Arms in transit were also found stored on shore. Heavy sentences on all offenders including a number of non-Chinese have had a good effect, but it is not possible to say at the present juncture that the traffic has been checked. As long as fighting continues between rival military factions so long will there be a market not only for arms for the military, but also for civilians who find themselves at the mercy of so-called troops, often bandits in disguise, and whatever the penalties they still endeavour to secure their own protection by smuggling through sufficient supplies to make some defence possible. It is sincerely to be hoped that a halt may soon be called to the incessant fighting among the military leaders in China: for without it the community must expect crime to flourish inside as well as outside the borders of the Colony.

10.—INCREASE OF POLICE FORCE.

Owing to the disturbed state of the neighbouring province which was reflected in the increase of crime in the Colony, it was decided to increase the Police force during the year. 32 additional European Police were recruited and the Colony was fortunate in obtaining among the new recruits a large number of ex-R.I.C. men whose services should prove most valuable. Additions were made to the Indian and Chinese contingents also, the total increase amounting to 232 men. The policy of enlarging the force has more than justified itself by the subsequent decrease in crime.

11.—CREATION OF CRIMINAL INVESTIGATION DEPARTMENT.

During the year the working of the Detective Branch of the Police was specially enquired into with the result that the creation of the Criminal Investigation Department followed with a Superintendent in charge as Director Criminal Intelligence assisted by a second Superintendent as A.D.C.I. The D.C.I. did not actually take over his duties until after the new year (1923). Further a strict scrutiny of the work of the Chinese detectives led to the dismissal of a few, the retirement of a number of older men, and the return to regular duty of a number of detectives whose work was considered unsatisfactory.

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12.—NORTHERN CHINESE RECRUITS.
During the year arrangements were made to recruit Chinese from Wei Hai Wei for the Hongkong Police force. Two European Police officers were sent to Wei Hai Wei in September to recruit and train the first batch of 50 odd men, and their training was proceeding satisfactorily at Wei Hai Wei at the close of the year.

(Continued on page 9.)

HONGKONG LEGISLATIVE COUNCIL.

RENTS ORDINANCE DISCUSSED.

RENEWED FOR ONE YEAR ONLY.

COLONIAL SECRETARY OUTLINES NOVEL BUILDING SCHEME.

A meeting of the Hongkong Legislative Council was held in the Council Chamber yesterday. There were present:—
His Excellency the Governor (Sir R. E. STUBBS, K.C.M.G.), D.S.O. (temporarily Commanding the Troops)
Colonel C. W. DAVY, C.M.G., D.S.O. (Colonial Secretary)
Hon. Mr. A. G. M. FLETCHER, C.M.G., C.B.E. (Colonial Treasurer)
Hon. Mr. J. H. KEMP, K.C., C.B.E. (Attorney-General)
Hon. Mr. McI. MESSER, O.B.E., Colonial Treasurer
Hon. Mr. E. R. HALLIDAY, C.B.E. (Secretary for Chinese Affairs)
Hon. Mr. E. A. IYING (Director of Education)
Hon. Mr. H. T. JACKMAN (Director of Public Works)
Hon. Mr. H. E. POLLOCK, K.C.
Hon. Mr. P. H. HODGKINSON
Hon. Mr. A. G. STEPHENSON
Hon. Mr. R. H. KOTTEWALL
Hon. Mr. CHAY SUEK
Hon. Mr. A. O. LANG
Mr. S. B. B. McLEDERY (Clerk of Councils).

BILL TO AMEND THE RENTS ORDINANCE.

HON. MR. POLLOCK ON TENANTS' HARDSHIPS.

The ATTORNEY-GENERAL formally moved the second reading of the Bill initiated by an Ordinance to amend the Rents Ordinance, 1922.

The COLONIAL SECRETARY seconded. Petitions relating to the Bill were laid on the table and were referred to in the speeches which follow.

The Hon. Mr. POLLOCK said: Sir, as I have to address this Council on matters of principle in connection with this Bill I think it would be advisable that I should make my remarks now upon the motion for the second reading. In connection with this I was pleased to read a leading article in the *Hongkong Telegraph* of June 14th, that the Government is prepared to consider suggestions when the Bill comes up for the second reading, and I desire that in a matter of this importance that the Government, though necessarily it has had to consider this Bill to a certain extent in certain of its bearings, will for the purposes of this Council retain and preserve an open mind. First of all, Sir, I should like to begin by reminding this Council of the latter part of paragraph 8 and the first part of paragraph 9 of the Objects and Reasons which were attached to the first Bill that of 1921. These Objects and Reasons were read by the Attorney-General on the first reading of this Bill and to a great extent are repeated by him on the second reading of this Bill. The net result was that the Government in passing the Rents Bill had two objects in view. The first object was to keep a roof over the heads of present occupiers and the second object was to protect them from excessive exploitation, i.e. from having to pay more than the fair rents. Now, Sir, in order to make it clear that these were the objects which the Government had before them when the Ordinance for 1922 was passed I propose to read to this Council some extracts from the Objects and Reasons which were read out on the first reading of the Rents Ordinance 1921. The remarks of the Hon. Attorney-General which I am going to refer to in the first place will be found in page 79 of Hansard and I begin with a quotation from paragraph 8 and the first part of paragraph 9 of the Objects and Reasons of the Rents Ordinance 1921. That part of the Objects and Reasons is stated as follows: "Tenants cannot be turned out so long as they pay the standard rent. Immigrants who wish to acquire a residence in Hongkong will have to build for themselves. Tenants now in occupation will practically have their tenancies extended on the old tenancy terms so long as they pay the standard rent and if they are turned out it will be due either to fault of their own or to their failure or inability to pay the standard rent. There is one exception to this statement, i.e. that when the landlord requires the premises for his own occupation (see clause 4 (1) (c)), but even in that case the tenant will not be turned out unless the Court is satisfied that alternate accommodation reasonably equivalent as regards rent and suitability in all respects is available." So much, Sir, for the Objects and Reasons read out by the Hon. Attorney-General on the first reading of the 1921 Bill. On the second reading of that Bill the Hon. Attorney-General said:—I am quoting from Hansard half down the first column, page 85 of Hansard for 1921—"The need for some legislation of the subject has been widely recognised. The main objects are the power to protect tenants from unreasonable increases of their rents and from arbitrary termination of their tenancies. In other words to keep a roof over the heads of present occupiers and to protect them from excessive exploitation." And again in the second column of page 85 the Hon. Attorney-General after referring to the shortage occasioned by the influx of strangers says "The two weapons which

it (the Bill) provides are the provision of standard rent and the principle of no ejection. While the Bill remains in force the standard rent alone will be payable and as long as the tenant pays that rent and complies with the other terms of his tenancy he cannot be turned out. With regard to the influx of strangers from elsewhere the Bill provides that the present occupiers who are permanent residents of the Colony shall not be turned out of their houses to make way for people coming from outside." And again the Hon. Attorney-General says in the middle of the first column of page 87 "The object of the Bill is to keep a roof over the heads of existing occupiers, to give them somewhere to live and sleep." The same principle is stated in the speech by your Excellency declaring that an emergency exists for the dispensing of the standing orders. I may read from page 87 of Hansard 1921 "The grounds for this declaration are that as the object of the Bill is to protect the tenants of domestic tenements from unreasonable increases in their rents and from arbitrary termination of their tenancies and as rents have been and are being raised unreasonably and as attempts have been made and are being made to eject tenants who are unwilling and unable to pay such increased rents it is desirable to pass the Bill immediately so as to afford relief to as many as possible of the classes which the Bill purports to protect." The above quotations, Sir, I think are amply sufficient to show that it was the clearest intention of the Government to protect tenants, the existing occupiers, in their then holdings absolutely and completely and without exception so long as they pay the standard rent. Unfortunately Sir clause 4 (1) (f) slipped into the Bill. It is referred to by the Attorney-General in page 88 of Hansard: "It is proposed to add a further paragraph to sub-clause 1 of clause 4 providing that if a lessor bona fide requires possession of a domestic tenement to pull it down or reconstruct it so as to make it a new building under the Public Health Ordinance then he shall be entitled to turn the tenant out on giving three months notice. This new clause was not commented on further by anybody but was formally inserted on the motion of the Attorney-General. And indeed this particular clause 4(1)(f) seemed to have given no trouble whatever so far as can be ascertained whilst the Rents Ordinance of 1921 was in force. In the middle of last year the Rents Ordinance of 1921 was superseded by the Rents Ordinance of 1922 and so far as I can gather even a few months after the Rents Ordinance of 1922 was passed this clause 4(1)(f) practically caused no trouble at all and it is only during the last few months—since I think the beginning of this year—that events on the mainland of China coupled with the glut of easy money and a rather wild spirit of land speculation have caused the present deplorable state of affairs. Let us consider now briefly the position which exists at the present time. THOUSANDS OF TENANTS EVICTED.

Thousands of tenants who are perfectly willing and able to pay the standard rent have been evicted or are being threatened with eviction through no fault of their own and even in cases where fresh premises are available they are compelled, I should say in practically all cases, to pay a higher rent than they have been paying hitherto. Another factor in the present situation is that hundreds of persons at the present moment are sleeping in the streets. Well, Sir, I have heard the observation made that it is a nice, healthy thing to sleep out in the open air in the street, but I think that observation hardly applies to weather such as we are experiencing at the present. Another drawback of these reconstruction schemes is that they have the immediate effect—and nobody can help them from having that effect—of reducing the existing housing accommodation and they thereby increase the housing shortage. The fourth point to be considered in connection with the scheme of reconstruction is that they induce competition for skilled labour and building materials thereby increasing both the difficulties and cost of carrying out one of the main objects the Government has at heart for the purpose of relieving the present shortage, i.e. the erection of new buildings upon sites that have not been previously built upon.

There can be no doubt, Sir, that this case for reconstruction has hit the people of all races in the Colony. It has hit the Chinese working man, it has hit the Chinese business man carrying on an old established business. It has hit members of the Portuguese community, who find themselves being displaced from premises which they have occupied for very many years past and it is beginning to hit, and in the near future, unless some steps are taken, it will very seriously hit numbers of British residents over on the Kowloon Peninsula, for it is common knowledge that several properties in the middle of the central part of the Kowloon Peninsula have, during the past few months, changed hands at very high prices. There was one well-known property, practically in the middle of the European residential area on the Kowloon Peninsula, which I believe, has changed hands at soaring prices something like seven times during the past three months.

Now, Sir, I should like to give a few instances to this Council, of the way in which this reconstruction which is going on is affecting different classes of the Chinese community. I will mention certain instances. Of course, I do not pretend to say that these instances are exhaustive, but I think that they are very significant and they show that there is a certain class of reconstruction going on which ought not to be allowed to take place because the premises sought to be reconstructed—although old in some cases—are reported by the Building Authority or as being either in a good condition or in a fair condition as the case may be. Let me take first of all the instances which affect the Chinese business man. The first case I will take is that of 210 to 234, Des Voeux Road Central, nearly opposite the Wing On premises. These buildings were erected in the year 1904 and they are stated by the Building Ordinance officer to be in a fair condition. These tenants have sent in a letter to me quite recently on the 5th June—with the chops of 17 firms upon it. The letter reads as follows:—

"Sir,—We have the honour to inform you that we, being house-holders of ten premises, Nos. 210 to 234, Des Voeux Road Central, have been notified to remove on the 15th inst., which date is drawing very near. We have pleaded with the Chinese Protector to do what he can to protect us,—but yet with no result. It is quite evident that these ten premises have no reason to be rebuilt as they were established in the year 1904 in modern fashion of three storeys. We have even tried our best to find suitable premises to move into but to our great difficulty we are unable to find even one. If these houses are really to be rebuilt it will cause hundreds of us to suffer ruin, starvation and homelessness. We beg of you to do what you can for us and the hundreds of us will thank you and never forget your kindness. Thanking you in anticipation and awaiting your esteemed good news, we have the honour to be, Sir, your obedient servants."

This case, Sir, was also referred to the columns of the *South China Morning Post* on 5th June. It would appear, Sir, and I think this is an important point to bear in mind—that this petition which has been forwarded to me in the last few days is by no means the first appeal that these people have made for assistance, because a petition, it appears from this article, in the *South China Morning Post*, chopped by the firms occupying the ground floors, was brought up and submitted to the Hon. Secretary for Chinese Affairs on 13th April for transmission to your Excellency. This petition sought the intervention of the authorities and in it the tenants mentioned the suitability of the houses for continued occupancy. It also appears from the article that the tenants interviewed the Hon. Secretary for Chinese Affairs several times, but they could not receive from him any assurance of protection. That is a case, Sir, where a number of business firms will have to be turned out unless they are afforded some relief, and I understand many of these firms are of several years standing. I submit to your Excellency that it is a very great hardship that these people should be put in this position. No doubt we shall be told by the Government, in reply that there are more stories going up on the reconstructed plan, but that affords very little satisfaction indeed to men who are being turned out of their business premises and under the conditions now prevailing in this Colony have nowhere to go to.

Another case, Sir, is that of a block of houses partly in Des Voeux Road and partly adjacent, a block of houses on marine 225-317 to 321 Des Voeux Road, 22 A and 22 B Morrison Street, 159 to 161 Connaught Road. The Building Officer reports that these buildings were erected in 1905 and that the condition of the property is good. There, again, Sir, is a question of disturbing people in their businesses, turning them out of premises reported to be in good condition and apparently the only reason or object for turning them out which can be discovered is that a plan has been submitted for erecting a Chinese residential hotel. Now, Sir, that seems to me a case which is exactly contrary to the Objects and Reasons put forward by the Government in 1921. It is a case of turning out present occupiers who wish to stop on and who are willing to pay their rent for the purpose of the premises being erected into a Chinese residential hotel for the use of all and sundry, including any persons from outside who may desire to come and reside in that hotel. It seems to me, Sir, it is quite contrary to the idea expressed in the Objects and Reasons of the first reading of the 1921 Bill to keep a roof over the heads of existing occupiers so long as they continue to pay their rents.

The third case, Sir, is the case of 23 Amoy Street, Wanchai. I received a letter from the occupiers of 23 Amoy Street, Wanchai, on the 30th of last month as follows:—"Sir, We, the undersigned, have the honour to approach you and respectfully beg that the proposal initiated by the owner of the above mentioned houses to rebuild such premises as per copy of letter from Mr. Hewlett, the architect, be reconsidered on the following grounds: (1). That the said premises are still in its best condition, being only about seven years since its erection. There is no necessity for such action just at this critical moment when the Government is confronted with a housing problem. (2). The present owner, who just purchased the house about one and a half months ago, for speculation, has up to the present, not been able to show the plan of proposed new house, although he claims that it can be inspected at any time at Mr. Hewlett's office. (3). That our present needs, coupled with the fact that there is a shortage of houses at the present time, we are not able to find any accommodation elsewhere. With the foregoing reasons we sincerely hope the Government will give due consideration to the plight of the people affected should this action be put into effect. Thanking you in anticipation. Then follow the chops."

The letter was sent to me but it was addressed to the Hon. Unofficial members of the Legislative Council of Hongkong. Now, Sir, that is a case where the premises are only seven years old. There cannot be any reason as far as the condition of the premises is concerned for having them reconstructed.

I now go to other blocks of premises, also Chinese, Nos. 194-202 Hollywood Road and 11, 13 and 15 Tapingshan Street. These premises are stated to be very old and it is only fair to state that they are also stated to be in a dilapidated condition—not dangerous but dilapidated. In the case of these premises one naturally looks to see whether there is any good object for turning these tenants out, and also one would like to know in the case of these premises and the others I have referred to, what is to happen to the displaced tenants. In answer to my enquiries the Building Authority on the subject of whether a plan had been sent in or not, I got this answer: "No plan has actually been submitted but enquiries have been made by Messrs. Palmer and Turner regarding a proposed cinema on this site." That is the site of these two blocks 194-202 Hollywood Road and 11, 13 and 15 Tapingshan Street. Apparently it is proposed to turn out the people, who must number some hundreds out of these premises, to make way for a cinema theatre.

Another case, Sir, to which I wish to refer is that of No. 349 Shanghai Street. This house was erected in 1921. The condition of the premises is stated by the Building Ordinance officer as "O.K." and his remark with regard to the plans for this house is that the plans have been submitted for rebuilding and the adding of an additional storey in conjunction with the rebuilding of the adjoining house.

Well, Sir, although it may possibly be a praiseworthy thing to rebuild the other house I submit it is nothing short of criminal in the present state of housing accommodation to sanction any scheme which involves pulling down of a house which was erected as recently as the year 1921.

Now I come to the last Chinese case with which I shall trouble the Council. It is the case of 18 to 24 Des Voeux Road West. These houses are reported by the Building Ordinance officer as being old but in fair condition. In this case plans have been submitted but not yet approved. Now, Sir, I think that I have stated quite sufficient to show that these cases which I have cited are cases which do not call for a very considerable hardship on existing occupiers, some of them old established business firms, persons who ask nothing more except that the pledge which the Government gave in the Objects and Reasons of the 1921 Ordinance should be maintained; that is to say, that existing occupiers so long as they continue to pay the rent shall be allowed to stop in possession of the premises.

Now I have already, in connection with British people, referred to the imminent danger which there is in Kowloon unless some steps are taken by the Government, of numbers of British residents being shortly turned out of the central part of the Kowloon Peninsula. The remaining case which I will cite to this Council is that of the Portuguese in Bellios Terrace, but before doing that there is one which I have so far omitted to mention and that is in regard to the tenants of latter years. The latter street houses are certainly old but they are stated by the Building Ordinance officer to be in fair condition. Plans have been submitted for rebuilding them. There, again, Sir, it is a question of displacing a number of tenants, many of whom are of the poorer class. There are various other cases I have before me, but I think it will be sufficient from the Chinese point of view to quote only these I have mentioned.

THE BELLIOS TERRACE CASE.
Then there is the case of the Portuguese in Bellios Terrace. Now, Sir, I cannot help thinking that this case is a case of considerable hardship. These tenants, or many of them, have for very many years been residing in Bellios Terrace, and all that they ask for is to be let alone. They do not see, any more than the Chinese in the cases I have mentioned are able to see, why they should without any fault of their own and so long as they are willing to pay the rent, be turned out and it is no satisfaction at all to them to tell them they are being turned out for the general public good. What is proposed to be done with them? I have made some rather searching enquiries in connection with that matter. So far as I can see no accommodation has been offered to them which is within the means of all of these displaced tenants. Bellios Terrace consists of four rows of houses and the average rent—except certain corner houses and except the houses which are of better construction on the topmost terrace—is between \$73 odd and \$85 odd a month. It is rather necessary, in connection with the question of hardship, to bear these figures in mind. These people have been offered two flats, I understand, at Beaconsfield at \$36 a month. A flat consists of one room, which flat can be divided by a partition into two rooms. The rent at Beaconsfield is comparatively moderate one, but it is \$36 for only one room divided by a partition into two as against a house with four rooms with a rental of \$73 to \$85. Therefore, when in a cheaply rented place like Beaconsfield there is certainly no advantage to be got by the tenant. Furthermore, there are tenants in Bellios Terrace who occupy these four corner houses at \$73 and who sublet the lower part for \$33 and so the rental for the remaining two rooms only amounts to \$40.

Various propositions were made to these tenants, some of which I understand have been accepted in regard to Kowloon. Now I will first of all take the case of premises offered to tenants at Kowloon opposite Palermo. The rental which was asked for those two small rooms, smaller than at Bellios Terrace—was \$30 a month, for two instead of four—a hundred per cent increase of rent. In addition to that there are various extra expenses, ferries for the tenant and his children to go over to school at St. Joseph's and the Italian Convent, possibly totalling another \$20 a month, an increase of 150 per cent on the rent. I think the Government have got these rents of the flats opposite Palermo Buildings, reduced. Originally the landlord asked \$80 and \$90 a flat and now the rent is reduced to \$50, but even with such a reduction there is no doubt that the tenant will have to pay a great deal more than he does at present and he will be in a far less convenient situation for his children to go to school, the schools being on this side.

(Continued on page 4.)



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HONGKONG.

HONGKONG LEGISLATIVE COUNCIL.

(Continued from page 5.)

Then there was a question of housing some of these Bellios Terrace tenants in the new Italian Mission premises which are being built near Robinson Road. Well, Sir, I have got a list of the rents proposed to be charged for these houses. I understand there are only three rooms instead of the four in Bellios Terrace, and in some cases the rental given to tenants amounts to \$40 more than in Bellios Terrace, whereas you have three rooms instead of four. So that cannot be considered a satisfactory exchange by any means. Furthermore, as I understand, these tenants have to turn out at the end of October and I gather that it is impossible for these Italian Mission premises to be ready by that date.

The, Sir, I come to another offer made to the tenants that was altogether outside their means—four roomed flats in Jordan Road at \$150 practically double. They are also practically offered some flats opposite Orient Building, three rooms at \$120—obviously beyond their means.

In making these comparisons I do not wish it to be thought for a moment that I undervalue the heroic efforts, the very strenuous efforts, that have been made by the acting Colonial Secretary in the matter of the rehousing of the Bellios Terrace tenants. To my knowledge, he has taken an enormous amount of trouble in this matter. But the point I wish to make in connection with these tenants is that there is no accommodation available for them at Kowloon—all of them I mean. I do not say that some of them may not manage to pay the rents in the houses opposite Palermo Buildings. But at all events there is a certain limit to the accommodation there. The Bellios field flats are not very well adapted to residential purposes—certainly not so much as Bellios Terrace—and are the only flats that can be considered in any way cheap. The Jordan Road flats and the flats opposite Orient Buildings cannot be considered as at all within the means of the tenants.

I expect, Sir, that by and by we shall be told that there are numbers of flats in Kowloon that are unoccupied. That is no real answer to the matter at all. It is quite true you may be able to get a flat at Kowloon, but, after all, the question of rent must in the case of persons of limited means form a very important factor. Even those premises which some of the tenants are willing to go into will involve a considerable addition to their rent. I should like to draw the attention of this Council to the somewhat remarkable difference between the language of section 4 (1) (e) and that of (1) of the Rents Ordinance, 1922. In the case of (1) (e) where the lessor requires the premises for his own occupation for himself or his family or any person bona fide residing with him he cannot turn the tenants out unless he shows that alternative accommodation reasonably equivalent as regards rent and suitability in all respects is available. In section 4 (1) (f) there is nothing of that sort at all. There the tenant simply has three months' notice to quit given to him and he is left apparently to fend for himself regardless of whether alternative premises are suitable in all respects and also regardless altogether of the fact whether they are reasonably equivalent as regards rent.

Therefore, Sir, there can be no doubt that the case of these tenants—I refer to Chinese and Portuguese—is a really hard one. It so happens, absolutely without any fault of their own, that their principal tenants of premises or the lesser principal tenants of premises or the lesser portion of the building from the whole building down to make liable to a penalty if he demands or receives more than the standard rent for any domestic tenement, which I have explained in detail every kind of lessor and every kind of tenant. It makes the lessor liable to a penalty for demanding or receiving more than his due under this Ordinance. What, Sir, can be fairer than to subject a man to a penalty under the Ordinance for demanding more than the standard rent? What sympathy can possibly be extended to anybody who says to a tenant—who perhaps has been a tenant for some years—"I am going to raise your rent." The tenant objects that he is a poor man and cannot pay more and is then told "Well, if you do not want to pay more, there is someone round the corner who will pay it." What is the position of the lessor under the law as it stands at present? Although the law says he cannot receive more than the standard rent he can bluff more rent out of the old tenant or get more rent from the new. He knows that he has no right to demand more rent, but yet he bluffs it out because it is a safe proposition to do so. There is absolutely no penalty. If the bluff comes off he gets so much more rent, but if it does not come off he gets off not free without any penalty. Surely, Sir, that is not just, and it is with a view to remedying an injustice like that that we consider this clause should be put in.

It is to be hoped, Sir, that when this clause is inserted, as we trust that it will be, that the Secretary of Chinese Affairs and that the tenants who have Affairs, and that the tenants who have this kind of bluff tried upon them—of demanding higher rent as a penalty of their leaving the premises—will go to the Secretary of Chinese Affairs and that he will then put the proper machinery in motion to prosecute any such cases.

I think there can be no doubt, Sir, that this revision of the law is required in order to protect tenants from being arbitrarily turned out. I should have liked, myself, to have made that revision, approved, for the word "received," and in the second clause instead of "are received" to have substituted "not being approved" and instead of "after" have substituted the words "prior to." But, Sir, in these matters it is desirable to have unanimity among the unofficial members. The matter has been threshed out and for the sake of unanimity I am simply moving what I consider the less strong clause, and indeed I may say quite frankly the less advisable clause. At all events this clause, even in the shape in which I propose to move it, will have, I am persuaded a good effect in regard to reconstruction. It will give the Government a Committee to refer to, which will have power to postpone reconstruction from time to time for a period not exceeding 12 months in all. Of course, 12 months is put as a maximum period, but it by no means follows that the Committee would recommend any such long period as that. It is only put in by way of protection as a maximum period. I think it is certainly advisable that in any legislation which the Government is now making they should protect the tenants in this way from the operation of the notice to quit, and also that there should be a Committee able to postpone demolition and reconstruction of premises within their discretion.

It seems to me a monstrous thing that these unfortunate tenants, without any fault of their own, should be turned out in the way I have described. And, Sir, may I point out that this clause is really to carry out one of the fundamental objects expressed in the 1921 Bill, that existing occupiers shall not be turned out as long as they are willing to pay the rent. Subsection 3 of section 4 of the Rents Ordinance, 1922, does give a certain power of suspension of turning out, but unfortunately it gives it at such a late stage as to be practically of little use to the tenant who, of course, has to make his arrangements for new premises at a very greatly increased rent.

In asking the Government to accede to the amendment which I shall move in Committee I am not asking them to adopt an entirely new principle, because the principle of postponement of delivery of possession is recognized by subsection 3 of subsection 4 of the Rents Ordinance, 1922. Unfortunately, it is recognized at so late a stage—at a stage when judgment has been recovered against the unfortunate tenant—that practically it is of very little use. It is necessary, I submit, for somebody like a Committee of three persons to have the power at an earlier stage to intervene in the interests of the tenants.

Now, Sir, I come to the second amendment, which it is proposed to move in Committee, that is that clause 9 of the Bill be amended as follows:—

(i.) By substituting "sections are" for "section is" in the first line thereof; and
(ii.) By inserting, at the end of clause 9 of the following:—
"29.—Every lessor who demands or receives more than the standard rent for any domestic tenement shall unless he proves to the satisfaction of the Magistrate, that he acted bona fide, be liable upon summary conviction to a fine not exceeding one thousand dollars."

I submit that clause is a very useful and a very necessary one. I would remind the Council that a lessor includes not merely the first landlord but the principal tenants of premises or the lesser portion of the building from the whole building down to make liable to a penalty if he demands or receives more than the standard rent for any domestic tenement, which I have explained in detail every kind of lessor and every kind of tenant. It makes the lessor liable to a penalty for demanding or receiving more than his due under this Ordinance. What, Sir, can be fairer than to subject a man to a penalty under the Ordinance for demanding more than the standard rent? What sympathy can possibly be extended to anybody who says to a tenant—who perhaps has been a tenant for some years—"I am going to raise your rent." The tenant objects that he is a poor man and cannot pay more and is then told "Well, if you do not want to pay more, there is someone round the corner who will pay it." What is the position of the lessor under the law as it stands at present? Although the law says he cannot receive more than the standard rent he can bluff more rent out of the old tenant or get more rent from the new. He knows that he has no right to demand more rent, but yet he bluffs it out because it is a safe proposition to do so. There is absolutely no penalty. If the bluff comes off he gets so much more rent, but if it does not come off he gets off not free without any penalty. Surely, Sir, that is not just, and it is with a view to remedying an injustice like that that we consider this clause should be put in.

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is useful also from another point of view, and that is for emphasizing this question of standard rent. I think it would be a very good thing if we widely published in this Colony, in Chinese as well as in English, the definition of standard rent as it appears in 3 (f) of the Rents Ordinance, 1922, because it certainly is not understood that a tenant of an old building need only pay the rate at which the premises were let on the 31st December, 1920. The idea seems to prevail in circles which one would expect to be better informed, that if the landlord can only get the old tenant out and get a new tenant in that in some mysterious way the landlord is free of the restrictions of the Rents Ordinance. There cannot be a more erroneous opinion than that. In the case of an old building any tenant, whether old or new, has the same right only to be charged the standard rent and I think it is a pity, Sir, that that is not more widely understood than it is at the present moment. I have been very much struck, as Chairman of the Housing Commission, in finding out that people are extraordinarily ignorant of the protection accorded to them by this Rents Ordinance, even as it stands at present in their favour.

There is another subject, Sir, which I should like to refer to and that is the question of the establishment of a Fair Rents Board. In connection with this subject I should like to point out that as regards new buildings, which have had an occupation of the Rents Ordinance, they are entirely outside the Rents Ordinance, that was pointed out by the learned Attorney General in the recent reading of the 1921 Bill, when he said, on page 79 of Hansard: "Such new buildings will be entirely free from the restrictions of the Ordinance and the owners will be entitled to charge whatever rents they can obtain." Therefore as regards new buildings which have received a valuation taken up that position, then comes the question of new buildings to be built in the future. What is to be done with regard to them? Well, Sir, this question has engaged my earnest attention, and I must confess that in view of the extreme need which exists for new buildings being erected on fresh sites that it might be a doubtful policy for the Government to create a Rents Board for such new buildings. It might create a certain check upon what undoubtedly is the most thing which the Government wishes to accomplish, and that is the production of new buildings upon sites which have not been previously built upon.

With regard to reconstructed buildings in the way of the establishment of a Fair Rents Board. One of the difficulties that I see is that if the return is to be eight per cent upon the total outlay we might possibly, in these boom times, find that the fair rent amounted to rather a staggeringly high figure. I am afraid that some tenants are disposed to interpret "fair rent" as amounting to a low rent or fair to the pocket of the tenant. Of course it has no meaning of that sort in ordinary parlance. If you are going to have a Fair Rents Board you would have to have a Board which would assess the rent as being fair all round. It would have to be fair, among other things, from the point of view of the outlay which the landlord had expended, first of all in buying premises and secondly in reconstructing the building at the high prices which prevail at the present time. Therefore, I must confess, Sir, although I have taken a great deal of trouble in considering this point, that I think it could be a doubtful policy if a Fair Rents Board were established, and I have only come to that conclusion with the very greatest reluctance, because my sympathy in this matter is entirely on the side of the tenant.

Another kind of difficulty, perhaps, which might be created by a Fair Rents Board, if established, is that you might cause a certain amount of dissatisfaction in the mind of a landlord of an old building who wished to reconstruct. Of course, if you were to adopt the suggestion I have given of making the fair rents the same as of reconstructed buildings in the same block, that would be a very simple rule of thumb to go by, but it would hardly give an equitable return to the person reconstructing his building. I thought perhaps, as I have considered this matter at some length, it would interest the Council to hear my views on that point. I must apologise for having taken up so much of the time of the Council.

HON. MR. KOTTEWALL.

Hon. Mr. KOTTEWALL said:—Sir, during the last fortnight my Chinese colleagues and I have received numerous communications from Chinese property-owners and tenants in regard to the working of the Rents Ordinance, the former complaining that the measure has wrought hardship on a large number of good landlords, and the latter urging more stringent provisions for their own protection. I need not trouble the Council by repeating what these people call each other. As regards the suggestions received, embodied in the communications my Chinese colleagues and I have brought to the notice of the Government, through the Honourable Secretary for Chinese Affairs, such of them as appeared to be worthy of consideration, and I have also about one or two points having a legal aspect. The Hon. Mr. Chau Siu Ki and I have given all these suggestions that have been brought to our notice our careful consideration; and if we are not advocating more amendments than those mentioned by the Honourable Senior Un-

official Member, it is because we realize that the Ordinance is, after all, a purely temporary measure, at which it would be undesirable to tinker more than is absolutely necessary.

We strongly support the proposed amendment for giving power to a Committee, to be appointed by the Governor-in-Council, to postpone the operations of notices to quit, and the demolition and reconstruction of domestic tenement for a prescribed period. The amendment which has just been read by the hon. senior unofficial member is so framed as to obviate any possible imputation of bad faith on the part of the Government, because it is to affect only future applications therefore. It will also obviate any fear that hardship may be inflicted on some landlords, or that a good opportunity of having old and insanitary houses rebuilt would be lost, because the proposed Committee is to be allowed absolute discretion in the exercise of its power. While on this subject of reconstruction, I wish to say that I am deeply indebted to the learned Attorney-General, to whom I want to seek enlightenment, for the opinion that a domestic tenement reconstructed under section 4, Subsection 4 (f) of the principal Ordinance is not necessarily an "entirely new building" within the meaning of Section 9, Subsection 2 of that Ordinance, unless it is, in point of fact, an entirely new building; and that, therefore, a building reconstructed under the former Section, but not coming within the latter, is still subject to the Rents Ordinance. Whether the standard rent of such a building would be the rent on the 31st December, 1920, or the rent at which the building was first let after the reconstruction, would probably depend upon whether the reconstructed house was or was not substantially identical with the former house. I have ventured, Sir, to report this important opinion here in order to give wide publicity to a point of law which probably is not generally known to the public.

My Chinese colleagues and I also support the proposed amendment for imposing a penalty on any lessor who of mala fide intent, demands or receives more than the standard rent. We trust that this amendment will be accepted by the Government so as to give a check to the machinations of the unscrupulous landlords, who, that is my Chinese colleague and I are aware that the operation of the Ordinance does entail hardship on some, especially on those to whom their rent constitutes their sole source of income; but such a condition of affairs is unavoidable in special legislation of this kind. We can only hope that the demand for houses will soon be met to such an extent as will justify the Council in repealing the measure which, after all, get to the root of the evil. But, Sir, while the shortage exists, the continuation of the Ordinance appears to us to be necessary, and we will, therefore, vote for its extension for another twelve months.

STATEMENT BY THE COLONIAL SECRETARY.

The COLONIAL SECRETARY: In view of the numerous points which have been raised, I am afraid I must ask the patience of the Council while I traverse rather wide field. First I must take the opportunity to express the obligation of the Government to the Senior Unofficial member for his assistance in investigating numerous cases of hardship and in expounding all the avenues which in most difficult housing and rents questions I would like to add my thanks also. I might also remark on the excellent work done by the hon. members representing the Chinese community on behalf of their compatriots. The matters most immediately before this Council are petitions from the tenants of Bellios Terrace and the residents of Rutty Street, to whom I will refer later. Regarding Bellios Terrace there are forty-two families, numbering about 200 souls, housed in the 27 buildings of these three terraces and it undoubtedly is, as the Senior Unofficial Member has said, a very great hardship that this sheltered, self-contained community should be evicted at such short notice; but it must be remembered that, owing to the generosity of years, these families over a long period of years, their rents have not been appreciably increased, while during the same period their salaries and consequently their rent-paying capacity, have been considerably augmented, with the result that they are now in a much more favourable position than the neighbours who surround them. The matter came to my attention some time before the Petition reached me. On the very morning on which I received it I got the option of 34 flats at West Point—two-roomed flats of European style. I had not seen them at the time, but I sent the Committee of the tenants to investigate and they reported that they were not suitable, partly on account of the sanitary arrangements, and partly on account of danger from fire, being in a Chinese locality. I went down personally and looked at them. The rent was \$45 for a two-roomed flat, but by putting two rooms into one they would get a four-roomed flat for \$60. I agreed with the tenants that they were not suitable. At the same time the Bellios Terrace houses struck me as being in the very last stage of decay and literally tumbling to bits. I invited the assistance of Mr. J. M. Alves, who has rendered me very great assistance in this matter, and we went over together to Kowloon and visited blocks containing altogether some 130 new flats. When I returned I sent for various landlords, including the landlord of the hotel, and got the option on a number of buildings at rentals varying from \$70 or \$100. I consulted the owners of Bellios Terrace, who met me more than half way and have been most considerate.

put these facts before the tenants. At the same time I got in touch with Bishop Pozzani who put at my disposal ten flats of the tenants in Robinson Road, which will be ready at the end of the year. With regard to the Senior Honorable member's reference to the Palermo Buildings, the landlord very kindly reduced the rents from \$80 to \$50, and I put this offer to the tenants, but they came to me with a refusal to take the ground floor because they were tiled. I hope I may not give offence when I say that the attitude of some of these tenants is by no means the majority of them—but the attitude of some of them is in accordance with Mr. Macawber's maxim of "waiting for something to turn up," rather than with the more strenuous policy of "God helps those who help themselves." I am not a house agent, but I am satisfied that satisfactory arrangements will eventually be made for getting all these people into new homes. With regard to the Senior Unofficial Member's remarks about the Beaconsfield Arcade property, I may mention that these flats have been, and are tenanted, by Sanitary Inspectors and other Europeans in the Government service. Some of them have been there a considerable time.

Now, coming to the European aspect of the question, I have been directly approached, by one family and in that case I was able to arrange with the landlord for them to be put into another tenement. Various representations were made relating to persons employed in the Naval Yard. That is an Admiralty affair, and all I need say is that these men have a house allowance which adequately meets the rent of available flats in Kowloon. I have also been approached regarding two private hotels—Kingsclere and a private boarding house, consisting of four houses in Macdonnell Road. It is proposed to put 25 houses on the Kingsclere site, and to substitute for two houses of the boarding house and one other independent house in Macdonnell Road, eight or ten houses. I am afraid I could do nothing in this case except to talk of blocks or flats in Kowloon, and I was met by various objections more or less valid—rather more valid than less. I also suggest that those having experience of European hotel management, might get together and rent this building as a boarding house for European occupation, by those persons who may be ejected from their present tenements. But the root of the matter goes deeper than that. It goes right down to the question of European reservations.

EUROPEAN RESERVATIONS.

I do not propose to deal with this somewhat thorny subject except from the aspect of the economic pressure, which is gradually driving the Europeans out of the districts in which they have lived for many years. A number of persons have been persistently crying, "sinking fish," against the Government and some of those who have cried loudest have the least cause to do so. It may interest Honorable members to know that a year or two ago the Government initiated a proposal to take a European reservation in the large area round the lower part of the Peak Road. It was essential, of course, that all the owners of houses in that district should agree that their houses should only be let or sold to Europeans. Many conferences took place and most of the owners accepted the proposal. Some stood out saying, "No, we want a free market for our houses. We want to know certainly that we shall be able to go home after ten or fifteen years and we may be unable to find a buyer under this restricted scheme." Other owners took the attitude that they could not come in unless everybody agreed. Fairly recently a sale in this area has put the final nail in the coffin of the scheme.

Quite recently a number of persons have approached me on this subject of a European reservation, but there has always been the objection that while they are willing to rent they are not prepared to build; for the reason that when leaving the Colony they will not find an open market. In conversation with a well-known resident recently I reminded him of the story of Abraham when the Angel announced to him the intended destruction of Sodom. Abraham pleaded for the city, saying, "Peradventure ten just persons will be found," and the Angel answered, "I will not destroy the City if ten just persons can be found. And I will said, 'Find me ten—or I will reduce it. Find me five who will build houses in this reservation and I am sure the Government will meet them more than half way.'" He went out and has not returned.

Now, there is no racial question in all this. We are prepared to make a similar proposition to any community which may wish to live separately among its own kind and kin. We have, in fact, recently leased without auction to Chinese an area on which they propose to build fifty houses for the permanent residence of members of the Chinese community.

THE CHINESE CASE.

I now come to the case presented to us by the Chinese. I will read a portion of the Petition from the Hongkong Tenants' Protective Society, which has 4,000 subscribing members representing approximately 40,000 members of families. The petitioners say:—

A great number of cases have occurred in which tenants have been forced to vacate possession of their tenancies under Section 4 (1) of the Rents Ordinance, 1922, which allows the ejectment of tenants in cases which the landlord intends to rebuild domestic tenements so as to make them new buildings within the meaning of the Public Health and Building Ordinance 1923 and it has been subsequently ascertained that possession has not been obtained in accordance with the provisions of the Ordinance.

In these cases the deterrent contained in Section 20 has not been sufficient to prevent the evil while the tenants have lost all protection granted by the Ordinance.

Your Petitioners further desire to call the attention of the Several Members of the Legislative Council to the case of the persons now housed in 26 domestic tenements situated in Upper Rutter Street and 13 in Lower Rutter Street. These houses are about to be pulled down by the landlords, and approximately 2,000 persons will be dispossessed mostly employed as conservancy coolies. It is feared that these persons who discharge a necessary service will not be able to find other suitable accommodation and will be unable to continue their work satisfactorily.

Your Petitioners therefore humbly pray that the several members of the Legislative Council will be pleased:—

(1) To consider an amendment to the Rents Ordinance 1922 with a view to making provision for the protection of tenants wrongfully dispossessed, by adding to Section 20 of the Rents Ordinance, the words:

"And the Magistrate may order the lessee to allow the lessee possession of such domestic tenement."

(2) To consider measures for the relief of persons employed in necessary duties.

I may say I have been over all these properties which are to be demolished. The case of the Conservancy coolies is being dealt with by the Government who are making arrangements to house them in temporary quarters on a large piece of ground immediately adjoining. Among other cases quoted is that of McGregor Street. That is the first which came immediately to the notice of the Government. 900 persons are being dispossessed by re-construction of these very old and undesirable tenements. The Government considered the case and was satisfied that reconstruction was necessary and desirable. Efforts were made to transport the tenants to Sham Shui Po and the question of housing them in makeshifts was considered—but they disappeared. I can state from my personal investigation that the Rutter Street property which is to be demolished is a most undesirable property, and the Building Ordinance Officer who accompanied me said he would be thankful to see it come down.

NEW CONSTRUCTION.

This Colony has a startling capacity of absorbing Chinese, as has been exemplified time and again in times of unrest at Canton. Now this results in most undesirable overcrowding, and for the purposes of the present argument I merely state the fact that homeless people do find accommodation somehow. I have a list of a considerable number of empty tenements with which I will not now trouble Honorable Members, but they may be interested in the figures relating to tenements under construction. Between the 1st of January and the 31st of May, 51 European and 321 Chinese houses were certified for occupation. The European houses consisted of 102 and the Chinese of 967 stores. Between now and four months' time there will be 29 new European houses, 254 European flats and 472 Chinese houses. And there is also the new hotel at Kowloon. As against that, the number of houses which have been or are to be demolished is 117. Therefore, it will be seen that there is building in excess of what is disappearing. It takes only some six months to pull down and reconstruct these Chinese tenements, so the hard-ship does not last for a very long period. The question is to be looked at from a wider point of view than the individual tenant. In the year 1913, the great plague year, we paid the penalty of our rat-infested slums. The Hon. Sir William Robinson wrote: "The remedy, as your Lordship will see, is a very drastic one. It may result in the destruction and rebuilding of one-tenth of the population of Hongkong. It will necessitate the extension in every direction of houses fitted for Chinese occupation on improved sanitary principles." Since that day we have had a Public Health and Building Ordinance which, with all its imperfections, is a great advance on the conditions of those days, and the condition of the town is much more satisfactory. But we still have most undesirable slums. I have been over all those that have been named in this connection and I am speaking from experience, when I say that Honorable Members would, if they saw them, be struck with amazement that the Colony is not swept from end to end every year by disease. In 1918 we had the Spanish Influenza epidemic and after this Spanish Meningitis epidemic and after this Orlinsky report, the Government had in contemplation the demolition and reconstruction of large areas in the heart of the Chinese quarters; but considered it more expedient to concentrate on the opening out and development of suburbs with the intention that sufficient accommodation should be available to put a stop to congestion in the City. Now suddenly we have our opportunity. The unrest in China has poured a flood of Chinese capital into this place and a large part of which is being used by private enterprise on its own initiative. To do this very work which should have been done long ago. Year in and year out we have had preached to us the absolute necessity of removing this slum property. Now, not only are other doing it for us but we are seeing the opportunity of widening streets, getting more open spaces, and effecting other improvements which are long overdue. Of course, the landlords are not doing this from philanthropic motives, but I think it is not true to make a general assertion that their guiding incentive is the evasion of the Rents Ordinance. There was one distinct case in February last, which unfortunately I did not hear of at the time in which the landlord had rebuilt, solely for the purpose of evading the Ordinance. There was one other case mentioned by the senior unofficial member, No. 23, Amoy Street, in which, apparently, the same object was in view. I sent for the architect and I think that nothing more will be heard of the matter. These are the only cases. Well, gentlemen, "one swallow does not make a summer," and one doubtful act on the part of a land-

lord is not necessarily a reason for legislating generally against all landlords. In all other cases the building officer assures me that he is satisfied that there will be more legitimate accommodation and an improved type of building in almost every case. I will quote his words: "In all other cases houses built prior to 1900 are affected, most of them being insanitary and dilapidated." In most cases additional stores are to be provided, but in some cases—13 houses in Rutter Street 13 houses in Upper Rutter Street and 19 houses in McGregor Street—the accommodation will be reduced owing to the provision of open spaces. This provision of open spaces is just what we desire. Supposing a committee was set up, as has been suggested by the Senior Unofficial Member, what standard could it adopt other than the standard of more accommodation and an improved type of house. You have to put in the balance on the one side a large number of very much improved dwellings holding more people legitimately housed, on the other a great temporary inconvenience to many tenants, and I admit, a very great hardship to business men. But supposing we had adopted this policy when the Rents Ordinance first came into operation, we should not probably have, as we have now, the fine Bank of China Building in Queen's Road, or the Asiatic Petroleum Building or the large structures in Pedder Street in which the Senior Chinese member is interested, because these buildings did displace a number of business people who could find no other accommodation, and therefore lost their livelihood. Allegations, somewhat vague in character, have been made regarding the practices of landlords and there has been a suggestion that a Fair Rents Board should be created to curb their extortions. I could tell tales of tenants who have sublet their flats on the fiction of renting their furniture, which would put the tales regarding the landlords in the shade.

But with regard to this rental question I think there has been great exaggeration. The Government has had in contemplation a scheme for building a large number of bungalows, semi-detached, along the railway line in Kowloon. The idea was that these temporary bungalows should be of the simplest construction with wooden roof-covered with Malthead roofing and no foundations except enough to keep them standing against typhoons. Without allowing for amortisation, repairs and upkeep, 8 per cent. on the investment, the minimum rental works out at \$130 a month. I will read from the estimate: "This is the minimum rental which could be charged, notwithstanding the fact that the land would be leased for a period of ten years without charge. No provision has been made for vacancies, and consequently it is doubtful whether a lower rental than \$150 could be charged. This merely proves that blocks of residential flats are necessary with a view of obtaining cheap accommodation, and that cheaply constructed bungalows will not meet the case. These houses were in houses, small as they could be, occupying 1,400 square feet and containing two bedrooms, one sitting-room, one bathroom and small servants' quarters. The cost for a quantity of 400 (was suggested) was estimated at \$8,200 each."

The Honorable Senior Unofficial Member mentioned the flats built by the Italian Mission in Robinson Road, pointing out that they were too expensive for the residents threatened with eviction from Residua Terrace. These buildings have been put up under the Government Loan Scheme and I am satisfied that the return on the cost of the buildings alone will not be more than six per cent, and if the value of the land is added the return will not be more than three or three and a half per cent.

In a rapidly growing commercial community like Hongkong, rising values must result in the building over of the vacant spaces in the centre of the town. The same thing has happened in other cities. In London our grandfathers lived over their offices in the City and their grandsons are now in distant suburbs. St. Martin's, which was formerly in the Fields, is now in a crowded district adjacent to Trafalgar Square. If the Council will excuse me in a digression for a moment, I may mention that the Town Planning Committee has laid out a very large residential area along the Kowloon foothills and the Government has initiated a new scheme which has been accepted by certain capitalists. I think whole difficulty has been the sale of land. If we sell by auction, before operations commence, for the value of that land. Suppose, for example, it is a plot of 24,000 feet at \$2 a foot, you agree before you start that land is worth \$100,000. There will be imposed a building covenant according to the locality and in some cases there will be a restriction as to the type of tenant. When these buildings are completed the lessees are allowed at any time to sell the value of the land is doubled, to sell the whole property, as it stands, in the open market on the ordinary 75 years' renewable lease. The price realised goes firstly to pay back the cost of the buildings, and the proceeds are divided equally between the Government and the lessee who has had the enterprise to put his money into the concern. The Government is assured that it gets back at least the original value fixed upon the land and—here comes the important point of the arrangement from the point of view of the housing question—the lessee, directly he has sold, must take his original capital and re-invest it in a similar operation. Therefore, as long as the demand is so much in excess of the supply as to cause land to double its

value the lessee will go on building and selling with the result that new buildings will always be coming into being. While the original lease for forty years is running the lessee can only charge a sufficient rent to bring in, eight per cent, and pay all expenses, including a sinking fund and insurance and repairs; but there will be no charge in the rent in respect of the value of the land.

The Senior Unofficial Member has asked the Council to put a brake upon the enterprise of persons who are willing to give us new houses for old. The Government does not propose to use the official majority to thwart the wishes of the Unofficial members in the matter, but I would ask them to give very serious consideration to the question whether the proposed remedy will not aggravate the disease. The only criterion upon which you can base your decision is the true interests of the community as a whole and I am sure we all have that at heart. I think if this policy is adopted, housing will be checked. We can hardly revoke it until there is obviously sufficient accommodation to take in persons who may be dispossessed, and obviously, also, at the same time, their capital will no longer be available for further enterprises.

I think this Council will be well advised to take warning by the example of other places where Government interference in economic laws of supply and demand as regards the housing question has not had the happiest results. You cannot make omelettes without breaking eggs, and suggest that it is best to get this painful process over as expeditiously as possible, by encouraging every form of building activity, whether in new houses or in reconstruction, provided that the accommodation (I am speaking particularly of Chinese tenement houses) is increased and the type is improved. When conditions in China return to their normal state—as assuredly they will—trade will revive, capital will flow back into its accustomed channels, a large number of our refugees will return to their homes, and I hope the Senior Unofficial Member will be amongst the first—when that happy state of things arrives—to congratulate the Government on a vastly improved city in which landlords will be vying to induce tenants within their doors.—(Applause.)

With regard to the second amendment as to mala fide action on the part of the landlord in demanding more than his lawful rent, I will leave this to the Committee stage. I may, however, refer to Section 16 of the Rents Ordinance which says:

"(1) No person shall, as a condition or pretended condition of the grant, renewal, or continuance, by himself, or by any other person of a tenancy of any domestic tenement demand payment of any sum of money whatsoever in addition to the rent."

It is not for us to nurse the tenants in all their comings in and goings out, and I propose to ask the Attorney-General whether this does not cover the matter.

There is one further matter to which I will draw attention namely, the statement of the Senior Unofficial Member as to Chinese sleeping in the streets. I think if this got abroad, and especially if it got to Parliament at Home, it would create a very wrong impression. Those who have had experience of this town at night or have had anything to do with the Police, will support me—and I am sure the Chinese members will agree—when I say that in the hot weather a very large proportion of the people living in the streets tenements prefer to live in the streets because of the heat within doors. In wet weather you may see them with little tents. Sleeping in the streets has no connection whatever with this housing question.

The Hon. Mr. KOTWALL: I would like to hear out the comment just made by the Colonial Secretary. It struck me whilst the Senior Unofficial Member was speaking that his remarks were somewhat overstated.

H.E. THE GOVERNOR.

H.E. THE GOVERNOR: I will defer any remarks I propose to make until we come to consider individual amendments in committee. There are only two things I should like to say at this stage: the first is I sincerely trust that this will be the last time the Council will be called upon to extend the operation of the Rents Ordinance; the other is that I should like the Council to understand the immense amount of work which the Colonial Secretary has been personally putting into this matter for weeks past.—(Applause.)

The second reading was then carried, and on the motion of the ATTORNEY-GENERAL, the Council went into Committee to consider the Bill clause by clause.

Owing to unfortunate mechanical difficulties the report of the Committee stage is held over until to-morrow.

TYPHOON WARNING.

The following telegram has been received by the American Consulate-General, Hongkong, from the Manila Observatory:—

10.30 a.m., June 14th.
Typhoon in about 130deg. Long. E. 0deg. Lat. N., moving West.

MINIMUM WAGE FOR ALL.

The Executive of the Scottish Miners' Union, meeting in Glasgow on May 8th decided to send resolutions for the agenda of the British Miners' Federation conference at Falkstone in July, calling on the General Council of the British Trades Union Congress to summon a national congress to consider the setting up of a minimum wage for all workers sufficient to bring them above the poverty line and also to reaffirm the nationalization of the mines policy.

MILADY'S DRESS

SMART
AFTERNOON
AND
EVENING
GOWNS.

The very newest and most exclusive style-tendencies are embodied in our newly arrived stocks.

Made in the following materials—Cotton Georgette, Plain and Embroidered Voile, Silk Georgette with the new Floral effects also Marocain, Lace, and Crêpe de Chine. We have a wide range of sizes but should any alterations be necessary they will be executed free of charge, on the premises.

Prices from \$18.50.

Do not fail to call and inspect our truly fascinating collection of Semi and Trimmed Hats.

LANE, CRAWFORD, LTD.

FOR QUALITY & STYLE.

THE BAKERY DEPARTMENT

CAFÉ WISEMAN

All Bread sold by Café Wiseman is made by machinery under the most scrupulously clean and hygienic conditions. The ingredients used are of the very finest quality obtainable. Purity and excellence guaranteed. The old methods of making Bread by hand have been entirely done away with. We have now obtained the services of an Expert European Baker.

Café Wiseman Bread can be had in the following kinds—Sandwich, Tin, Coburg, French, Vienna, Household, and Brown Bread.

LANE CRAWFORD, LTD.

"BROADWOOD"

PIANOS ARE ALL BRITISH

THEY ONLY COST A LITTLE MORE
BUT ARE A LOT BETTER.

THINK IT OUT.

LATEST SHIPS' MODELS

ANDERSON'S

TEL. C. 1321.

Powell
TELEPHONE C. 3146.

We have a complete stock of

SUMMER UNDERWEAR

In All Makes and Sizes.

AGENTS FOR

THE AERTEX CELLULAR CO.

Also a New Stock of

"KELTIC" FOOTWEAR.

SUN HELMETS, BATHING COSTUMES, AND BATH GOWNS.

"LUVISCA" SHIRTS AND PYJAMAS.

Wm. POWELL, Ltd., Gentlemen's Tailors and Outfitters.
(Hongkong Hotel Buildings).

NEW ADVERTISEMENTS

KOWLOON-CANTON RAILWAY
(BARTON SECTION)
LOCAL SERVICE

OWING to Interruption between TAIPO and SHATIN, the Ordinary Time-Table is CANCELLED. A Service will be maintained, but Intending Passengers are advised to make Enquiries at the Stations.
By Order,
R. BAKER, Manager.

Kowloon, 14th June, 1923.

ALEXANDER CHARLES ARNOLD
(DECEASED)

NOTICE IS HEREBY GIVEN that all Persons having Claims against the Estate of the above named deceased, who died at Canton on April 11th, 1923, are hereby required to send particulars of such Claims to the Underigned on or before JULY 14th, 1923, after which Date the Assets will be distributed having regard only to Claims of which Notice shall have then been given. AND NOTICE IS HEREBY GIVEN that all Persons indebted to the said Estate are required to make immediate Payment to the Underigned.
W. A. ALEXANDER,
Registrar.

H. B. M. Consulate-General, [956]
Canton, 13th June, 1923.

THE SHANGHAI HOTELS, LTD.

NOTICE IS HEREBY GIVEN that the DEBENTURE TRANSFER REGISTER of the above Company will be CLOSED on SATURDAY, the 23rd JUNE, to SATURDAY, the 30th JUNE, 1923, both days inclusive, for the preparation of Debenture Interest Warrants.
Warrants will be payable at THE HONGKONG AND SHANGHAI BANKING CORPORATION, Shanghai.
By Order of the Board,
WALTER J. HAWKER,
Secretary.

Hongkong, 15th June, 1923. [949]

HONGKONG REALTY AND TRUST COMPANY, LIMITED.

NOTICE IS HEREBY GIVEN that the STATUTORY MEETING of the MEMBERS of the above Company, pursuant to Section 66 (3) of the Companies Ordinance 1911, will be held at the Hongkong Office of the Company, 20th Floor, Des Vaux Road, Central, Hongkong, on SATURDAY, the 30th day of JUNE, 1923, at 12 NOON.

THE NOTICE DATED THE 12th JUNE, 1923, IS HEREBY CANCELLED.

By Order of the Board,
WALTER J. HAWKER,
Acting Secretary.
Hongkong, 14th June, 1923. [961]

HONGKONG SMALL INVESTORS' SHARE AND REAL ESTATE CO.

No. 8, Des Vaux Road. Telephone No. C. 4306.

BUYERS OF HONGKONG CONSTRUCTIONS.

HONGKONG REALTY, HONGKONG TRUST, STAR FERRIES, WATSON'S, YANGTZE INSURANCES.

SELLERS OF CHINA SUGAR, COLONIAL DISPENSARIES, EWOS, 20 M. Y. SAN & COMPANY, HUMPHREYS ESTATES, H. & S. BANKS. [107]

PUBLIC AUCTION.

THE Underigned have received instructions to sell by Public Auction,

MONDAY, the 18th JULY, 1923, commencing at 3.00 P.M.,

at their Sales Room, DUNDRELL STREET.

ONE SET OF MINT MACHINERY.

This lot comprises a complete set of Mint Machinery, capable of producing 100,000 (one hundred thousand) pieces of 10-cent (twenty cent) or 200,000 (two hundred thousand) pieces of 10-cent (ten cent) coins per working day of 10 hours.

(Further particulars and inspection orders may be obtained from Messrs. Gilman & Co., Ltd., or the Underigned.)

Terms—20% of purchase money to be paid on fall of hammer. Balance to be paid within two weeks of day of sale.

LAMMERT BROTHERS, Auctioneers. [953]

PARTICULARS OF VALUABLE LEASEHOLD PROPERTY

No. 13, WING HING STREET, VICTORIA, HONGKONG.

To be Sold by Order of the Mortgagee

By PUBLIC AUCTION, IN ONE LOT

On TUESDAY, The 17th Day of July, 1923, at 3 o'clock P.M.

By Messrs. LAMMERT BROTHERS, Auctioneers, 8, Des Vaux Road Central.

THE Property consists of First ALL THAT piece of parcel of ground situated at Victoria in the Colony of Hongkong and registered in the Land Office as SECTION A of INLAND LOT No. 2188 together with the messuages, erections or buildings thereon now known as No. 13, Wing Hing Street and Secondly ALL THAT strip of land at the rear of this said Section A of Inland Lot No. 2188 being a scavenging lane. All of which premises are held for the residue of the term of 75 years from the 15th day of May, 1916, created by the Crown Lease thereof together with the valuable machinery now situated in or upon the said premises as at No. 1 Gordon Street.

Particulars and Conditions of sale may be obtained from

Messrs. HASTINGS & HASTINGS, Solicitors, 8, Des Vaux Road Central.

and Messrs. LAMMERT BROTHERS, Auctioneers.

INTIMATIONS

NOTICE

DURING the Temporary Absence from the Colony of our Managing Director, Mr. WING WING SAM, Mr. SYDNEY NG QUINN is hereby appointed to act in his stead, and in the event of Mr. QUINN's absence from Office at any time, Messrs. TSAN PAK WONG and JOSEPH CHARLES TAM are authorized to Sign jointly for Procuration for the Firm until further notice.
THE GENERAL COMMERCIAL CO., LTD.
Dated Hongkong, 14th June, 1923. [954]

NEWS FROM THE OLD COUNTRY.

SEND 13/- and we will mail you regularly every week for 52 weeks a copy of any British Weekly Newspaper, such as: Lloyd's People, The Daily News, etc., etc., etc. A different paper sent weekly, or the same publication for 52 weeks. 13/- pays for a year's subscription, including postage. Most unique and up-to-date service, greatly appreciated by members throughout the Empire.
Send 13/- to-day to PERIODICAL POSTING CO., FLYMOOT, ENGLAND. [1781]

HOTEL TO LET.

THE KOWLOON HOTEL.
HANKOW ROAD, KOWLOON.

(ONE MINUTE'S WALK FROM THE STAR FERRY.)

New and Unfurnished Up-to-date First Class European Residential and Tourist Hotel of Six Stories high with Extensive Roof Garden and Basement suitable for Garage.

More than 90 Large and Airy Rooms and each Room is furnished with 9 Sanitary Baths and 7 Water Closets.

One Large and Long Hall as Dining Room which can hold about 150 Persons. One Smoking and Sitting Room, 2 Billiard Rooms, One Private and One Public Bar in the First Story.

A fashionable Electric Elevator; one Boiler; all Electric Lights, Fans, Bells and Fittings will be furnished.

The construction of this Hotel will be completed at the end of this month and same can be leased on 5 or 10 years to carry on business from the beginning of July, 1923.

For Rent and Particulars, please apply to TONG WA LAND INVESTMENT & AGENCY CO., 40, Queen's Road East, or

Mr. LAI HIN MAN, 40, ORIENTAL COMMERCIAL BANK, LTD. [943]

TO LET.

OFFICES in UNION BUILDING—Four Rooms on Fifth Floor.

Apply UNION INSURANCE SOCIETY OF CANTON, LTD.

WANTED.

A MUSICIAN to teach Flute, Bagpipes and Drums every Sunday Evening and Sunday. Please state Qualification and Salary.

THE CANTON SEMINARY OF COMMERCE, HONGKONG, CANTON. [944]

SAFE, bare and Guaranteed. Cure for Leucorrhoea, Lymphoma, Patches, Marks, Eruptions, Pimples, Blemishes, etc., in Four Weeks. Patients willing to be treated by Post are requested to write. Rs. 7 to 8 (\$3.50) Per Week. Full particulars Free under cover. "Sri" Works, Beadon Square (H.P.), Calcutta. (India)

NOTICE TO CONSIGNEES.

The Steamship "EGREMONT CASTLE"

FROM NEW YORK.

CONSIGNEES of Cargo are hereby informed that all Goods are being landed at their risk into the Godowns of the Hongkong and Kowloon Wharf and Godown Co., Ltd., at Kowloon, whence, and/or from the wharves delivery may be obtained.

Optional Cargo will be forwarded unless notice to the contrary be given before 12th inst.

No claims will be admitted after the Goods have left the Godowns, and all Goods remaining undelivered after the 18th inst. will be subject to rent.

All claims against the steamer must be presented to the Underigned on or before the 28th inst., or they will not be recognized.

All broken, chafed, and damaged Goods are to be left in the Godowns, where they will be examined on any Tuesdays and Fridays between the hours of 10.45 a.m. and noon within the free storage period.

No claims will be admitted after the Goods have left the Godowns, and all Goods remaining undelivered after the 18th inst. will be subject to rent.

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All claims against the steamer must be presented to the Underigned on or before the 28th inst., or they will not be recognized.

INTIMATIONS

HUMPHREYS ESTATE & FINANCE CO., LTD.

NOTICE IS HEREBY GIVEN that Certificate No. 3773 for 200 Shares numbered 77181 to 77200, 47201 to 47250, 110052 to 110078, 121988 to 122037, 84151 to 84175; Certificate No. 3774 for 200 Shares numbered 30501 to 30520, 37101 to 37200; Certificate No. 3775 for 100 Shares numbered 59951 to 60000 all registered in the Name of Mr. LAM CHOR YIN have been LOST or DESTROYED, and should these Certificates not be produced to the Company before the 7th day of JULY, 1923, New Certificates for the said Shares will be issued and the Old Certificates will thereafter be held by the Company as Null and Void.
JOHN D. HUMPHREYS & SON,
General Managers.
Hongkong, 7th June, 1923. [922]

NOTICE TO CONSIGNEES.

"ELLERMAN LINE."

FROM UNITED KINGDOM AND CONTINENT.

THE Steamship

"CITY OF MANCHESTER"

having arrived, Consignees of Cargo by her are informed that all Goods are being landed at their risk into the Godowns of Holt's Wharf, whence delivery may be obtained.

No Claims will be admitted after the Goods have left the Godowns, and all Goods remaining undelivered after 17th June, 1923, will be subject to rent.

All Claims against the Steamer must be presented to the Underigned on or before 22nd June, 1923, or they will not be recognized.

All broken, chafed, and damaged Goods are to be left in the Godowns, where they will be examined on any Tuesdays or Fridays between the hours of 10.45 a.m. and noon within the free storage period of one week.

No Fire Insurance has been effected.

Bills of Lading will be countersigned by THE BANK LINE, LTD., General Agents.

Hongkong, 12th June, 1923. [943]

"GLEN" LINE, LIMITED.

NOTICE TO CONSIGNEES.

FROM UNITED KINGDOM, PORT SAID, SUEZ AND STRAITS.

THE Steamship

"GLENIFFER"

having arrived from the above ports, Consignees of cargo by her are hereby informed that all goods are being landed at their risk into the Godowns of Holt's Wharf and Godown Company, Limited, whence, and/or from the wharves delivery may be obtained.

Goods not cleared by the 15th June, 1923, at Noon, will be subject to rent.

All broken, chafed and damaged packages are to be left in the Godowns, where they will be examined in the presence of consignees by Messrs. Goddard and Douglas, on 18th June, 1923, at 10 a.m. Claims against the Steamer including those for cargo short delivered must be presented on the special form provided, and must also be submitted within 30 days of arrival, otherwise they will not be recognized.

No Fire Insurance will be effected by us in any case whatever.

Bills of Lading will be countersigned by JARDINE, MATHESON & Co., Ltd., Agents.

Hongkong, 12th June, 1923. [916]

NOTICE TO CONSIGNEES.

OCEAN STEAMSHIP CO., LTD.

AND CHINA MUTUAL STEAM NAVIGATION CO., LTD.

CONSIGNEES per Company's Steamer

"TROLIUS"

are hereby notified that the Cargo will be discharged into Holt's Wharf, Kowloon, where it will be at Consignees' risk and subject to terms and conditions of storage at Holt's Wharf. The Cargo will be ready for delivery from Godown on and after 12th June.

Optional Cargo will be landed, unless notice has been given prior to Steamer's arrival.

All broken, chafed and damaged goods are to be left in the Godowns, where they will be examined on any Tuesdays and Fridays between the hours of 10.45 a.m. and noon within the free storage period.

No claims will be admitted after the Goods have left the Godowns, and all Goods remaining undelivered after the 18th inst. will be subject to rent.

All claims against the steamer must be presented to the Underigned on or before the 2nd July, or they will not be recognized.

No Fire Insurance will be effected.

BUTTERFIELD & SWIRE, Agents.

Hongkong, 12th June, 1923. [947]

NOTICE TO CONSIGNEES.

OCEAN STEAMSHIP CO., LTD.

AND CHINA MUTUAL STEAM NAVIGATION CO., LTD.

FROM NEW YORK VIA MANILA.

CONSIGNEES per Company's Steamer

"THESEUS"

are hereby notified that the Cargo will be discharged into Holt's Wharf, Kowloon, where it will be at Consignees' risk and subject to terms and conditions of storage at Holt's Wharf. The Cargo will be ready for delivery from Godown on and after 13th June.

Optional Cargo will be landed, unless notice has been given prior to steamer's arrival.

All broken, chafed, and damaged goods are to be left in the Godowns, where they will be examined on any Tuesdays and Fridays between the hours of 10.45 a.m. and noon within the free storage period.

No claims will be admitted after the Goods have left the Godowns, and all Goods remaining undelivered after the 16th June, will be subject to rent.

All claims against the Steamer must be presented to the Underigned on or before the 2nd July, or they will not be recognized.

No Fire Insurance will be effected.

BUTTERFIELD & SWIRE, Agents.

Hongkong, 12th June, 1923. [952]

INTIMATION

DEWAR'S

"WHITE LABEL"

FINEST

SCOTCH WHISKY

OF GREAT AGE.

Awarded 50 Gold and Prize Medals.

FROM

MESSRS. JOHN DEWAR & SONS, LTD.

PERTH, SCOTLAND.

By Royal Appointment to His Majesty the King.

SOLE AGENTS:

A. S. WATSON & CO., LTD.,

Wine and Spirit Merchants.

TELEPHONE No. C. 616.

DEATH.

WADE GARDNER.—In England, on June 12th, J. P. WADE GARDNER, late of the Hongkong and Shanghai Banking Corporation. [980]

Hongkong Office: 10A, Des Vaux Rd., C. London Office: 131, Fleet Street, E.C.

The Daily Press.

Hongkong, June 15th, 1923.

EXIT, LI YUAN HUNG.

WHAT are we to make of the statement that President LI YUAN HUNG, who unceremoniously left Peking for Tientsin, is "merely visiting" the Treaty ports? The President has a residence in Tientsin. It was to this asylum that he fled in 1917 when CHANG HSUN made his historical coup d'état and proclaimed the re-establishment of the Monarchy. In the lulls between the political storms Chinese statesmen are always ready to inveigh against extra-territoriality, but when the storms break Chinese of all shades of political opinion are evidently devoutly thankful that extra-territoriality exists.

CHANG HSUN when his forces were overwhelmed—as they were within a few days—sought refuge in the Dutch Legation. President LI YUAN HUNG fled to Tientsin, where he had prudently acquired a residence—perhaps to serve him as a perfectly safe haven in a political storm. It does not appear that LI YUAN HUNG had any ambition to be the President of the Republic of China, though the revolution owed its success to his military genius and ability. He was forced into accepting office in 1915 as President of the Republic, just as he had been forced to accept the Supreme Military Command of the revolutionary forces in 1911. When he quitted Peking in 1917 he announced that he would never

go back, but five years later his determination on that point had weakened. He was recognised as a "safe" if rather weak, man for the position, but before he could be prevailed upon to accept office again certain definite assurances had to be given to him by the military powers that they would support his demands for "sweeping reforms" in the Chinese Army. These included the disbandment of superfluous troops, and, above all, "an absolute abolition of the Tuchen system." We were told at the time that he insisted on this as "the key to a thorough organisation of the country's finances," as it obviously is. He knew the nature of the disease, and as a trained and experienced soldier he may be considered competent to form the opinion he did as to the practicability of the remedy, given the willingness of the military powers to apply it. Having once got him back into office, the military "satraps" speedily forgot their promises. During the past twelve months the PRESIDENT has bitterly complained, publicly as well as privately, that the war lords have totally ignored their pledges to himself and the country. On at least two occasions he has made magnificent gestures of protest against the domination of the Central Government by the super-tuchuns, saying that he was determined not to submit to their dictation. But the "iron rod," bent like a lathe, and, notwithstanding the excuse now given by the PRESIDENT's secretary for His Excellency's visit to Tientsin, there is good ground for the common belief that the unannounced "visit" is in reality flight from office induced by military pressure. The fact that the PRESIDENT's train has been held up for hours and surrounded by soldiers, because the Presidential seals are missing, clearly shows the intention in the mind of those who directed the holding up of the train. As we indicated in a recent article, TSAO KSI, the War Lord of Chihli, is destined for the Presidency, and we may safely assume that it was by his orders that General LI's train was held up by troops until the Presidential seals were located. If General LI has not yet resigned, there is evidently a determination by the dominant military faction in Peking that he shall not return to the Presidential Palace.

Silk forwarded from Hongkong by the *Empress of Asia* on May 17th, arrived in New York on June 9th, having been 23 days in transit.

Lady Stubbs, wife of H.E. the Governor, left for England, yesterday, by the *Empress of Russia* and will be returning to the Colony in the autumn.

Amongst those who left by the *Empress of Russia* yesterday, were Mr. and Mrs. E. V. D. Parr, Mr. Eldon Potter, Mr. W. E. L. Shenton, Mrs. A. Ian Cameron, Mr. E. Rice and Mr. J. H. Taggart.

Mr. A. O. Lung was sworn in yesterday as a member of the Legislative Council in the place of Mr. E. V. D. Parr, who left, with Mrs. Parr yesterday, by the *Empress of Russia* for England.

Mackintosh & Co., Ltd., are celebrating the tenth anniversary of the opening of their business, by an "anniversary sale" for three days next week, when the whole of the stock will be offered at reduced prices.

LOCAL PASSENGER TRAIN OVER THE EMBANKMENT.

SERIOUS LANDSLIDE BETWEEN TAIPO AND SHATIN.

PASSENGERS' NARROW ESCAPE.

At 11.15 o'clock yesterday morning a serious landslide occurred between Taiipo and Shatin at a point where the Kowloon Railway and the high road run parallel and close to one another. At the time of the washout, a local passenger train was passing the spot, travelling at about thirty miles an hour. The engine over the embankment. The coach behind the engine was also dragged over and a second coach was derailed. It is marvellous that nobody was injured. The engine driver and fireman were able to extricate themselves from the engine, and the passengers in the first coach were released with the help of the other passengers through the windows of the carriage, the doors of which were jammed.

It was some time before the news reached Hongkong as the telephone wires were carried away in the landslide and telephone communication was thus interrupted. Directly the news was received at the Kowloon Station, relief gangs were sent out to the spot where they were engaged last night in clearing the line of the debris prior to attempting to bring the engine back on to the line. Pleading these operations traffic is suspended, and we are informed by the Police Traffic Inspector the Taiipo Road is also closed indefinitely. About 200 yards of the road has been buried by the slide. The train contained five coaches, and we understand that it contained the usual number of passengers. The three remaining carriages were not thrown off the line.

FAR EASTERN CABLE NEWS

(THROUGH RAUTER'S AGENCY.)

THE RELEASED CAPTIVES WELCOMED.

WILD SCENES OF ENTHUSIASM AT SHANGHAI.

SHANGHAI, June 14th.
An exceptionally large crowd gathered at the Shanghai Railway Station late last night and indulged in the wildest of demonstrations. They enthusiastically welcomed the returned captives, the band playing the "Conquering Hero" and the people mudily cheering. The crowd rushed the captives, raised them shoulder-high and carried them to the waiting motor-cars.
All the ex-captives well. M. Moiso used crutches, but was able to walk without fatigue from the train to the waiting motor-car.

FLIGHT OR A VISIT?

PRESIDENT AND THE SEALS OF OFFICE.

TIENTSIN, June 13th.
Presidents LI YUAN HUNG's train was stopped and surrounded by soldiers at the Central Station, because it was found that the Presidential seals were missing from Peking. The President explained that he did not have the seals as they had been left in Peking. It now transpires that Madame LI took the seals to the French Hospital in the Legation Quarter, previous to the President's departure.

Apparently the President is being held at the station until the seals have been actually located.

San Chi Lien, Secretary to the President, interviewed by Reuters said that the President had not resigned and that he was merely visiting Tientsin. The letters LI YUAN HUNG had sent to Parliament did not contain his resignation.

PRESIDENT'S WIFE HANDS OVER SEALS.

TIENTSIN, June 13th.
The President was released at four o'clock this morning. Late last night a special train was sent to Peking with the President's private secretaries, who persuaded Madame LI to

CABLES.

LATEST CABLES.

[THROUGH ROUTE'S AGENCY.]

BRITISH TRADE IMPROVES.

LONDON, June 13th.

The continued improvement in British trade is evidenced by the Board of Trade returns for May, showing imports £20,578,000; exports £14,551,000. Increases of £3,061,000 and £2,883,000 respectively compared with April.

DUTCH INDIES LOAN.

AMSTERDAM, June 13th.

The Dutch Indies five per cent loan of 60,000,000 florins at a price of ninety, has been heavily oversubscribed. The market has slumped to 2162.50.

ENGINEER SENTENCED TO DEATH.

MAYENCK, June 13th.

The Court Martial has sentenced to death an engineer named Radisch, employed at an anti-aircraft factory. The prisoner was charged with sabotage.

EARLIER CABLES.

BRITAIN'S REPLY TO RUSSIA.

"THIS CORRESPONDENCE IS NOW CLOSED."

LONDON, June 13th.

The British reply to the Russian Note expresses satisfaction that the Soviet Government has complied with the essential British demands, and considers the correspondence now closed.

The British reply expresses satisfaction with the acceptance of the proposals regarding the fishing dispute and compensation in the case of Mr. Stan Haning and the murder of Davidson, and as regards propaganda, and agrees to undertake on Britain's own behalf, and on behalf of the British Dominions, Colonies and Protectorates, not to assist any hostile designs against the Soviet Government or Associated Republics, which may be entertained by anyone. It points out that as regards compensation for losses that it has made no demands not based on reciprocity.

The reply underlines that the normal diplomatic transfer of Kaskolnikof from Kabul has been decided, thus the obstacle to friendly intercourse by his presence at Kabul will be removed. Britain confidently infers from the Soviet's present undertaking that if Shinkovskiy remains at Tashkent the Soviet Government will take every possible step to secure his full compliance, in letter and in spirit, with that undertaking. The reply concludes: the Soviet Government having complied with the essential conditions of the British demands, the correspondence may be brought to a close.

REPARATIONS PROBLEMS.

DISCUSSION BY BRITISH CABINET.

LONDON, June 13th.

The Cabinet discussed the question of reparations to-day. Marquess Curzon communicated information as to the attitude of the Allies as a result of the exchange of views since the German offer. It is understood that the declaration of British policy has been postponed a week, as the diplomatic interchange of views is proceeding.

A more hopeful spirit regarding the Franco-British Ruhr negotiations is inspired by semi-official statements in London and Paris. The former indicates that Britain is determined to explore every avenue and to accept an active exchange of views, no pressing. A Franco-British representative in London reports that the conversations are pursuing a spirit of cordiality.

THE RUHR.

FURTHER SHOOTING INCIDENTS.

PARIS, June 13th.

A message from Heeklinghausen states that a French patrol shot two Germans dead who were walking in the woods on Monday night, despite the French prohibition. As the result of a shot being fired at a French sentry at Wanne, the inhabitants have been forbidden to leave their houses after dark. The towns of Stultforth and Wipperfurth have been fined 25 million and 30 million marks, respectively, owing to French sentries being fired on.

In consequence of the shooting of a sentry, curfew has been imposed at Heeklinghausen. Travel between the occupied and unoccupied parts of Germany in the neighbourhood of the town is prohibited. The heads of the police force have been arrested.

MERCANTILE MARINE OFFICERS.

A DIFFICULT TIME IN CHINA.

The lot of Mercantile Marine officers who find themselves stranded in China at the present time are finding it by no means easy to get employment on ships. An Englishman holding a second mate's certificate appeared for the second time at the Magistracy charged with vagrancy.

Inspector Cockett told his Worship (Mr. J. R. Wood) that this man, in company with six others of his class was staying at the Sailors' Home, West Point, at the expense of the Harbour-master. They had been unable to find ships and had eventually agreed to being sent home to England by the first available steamer.

This being the case his Worship agreed to defendant being kept at the Sailors' Home till his departure for England. In conversation with Inspector Cockett after the case our reporter was informed that the six men at the Home included men holding master's certificates and chief mate's certificates. Employment on ships is extremely difficult to find at the present time, and many Mercantile Marine officers are in difficulties.

FAR EASTERN CABLE NEWS.

[THROUGH ROUTE'S AGENCY.]

CHAOTIC CHINA.

TUCHUNS MUST BE INSURED WITH FEAR OF RETRIBUTION.

LONDON, June 13th.

The *Times* Peking correspondent, commenting on the situation, which the Lanchow outrage is symptomatic of, urges the necessity for insuring the Tuchuns with a fear of retribution. He says that it needs only a show of firmness to restore foreign prestige. The essential need is for a small increase in the foreign forces, supplemented by a warning that any further attacks on foreigners will be followed by the occupation of the railways. If the present opportunity will be necessary, followed by consequences that cannot be foretold. Those who imagine that foreign intervention in China is outside the realm of probability are surely closing their eyes to facts.

THE BOXER INDEMNITY.

LONDON, June 13th.

In the House of Commons replying to questions, Mr. Ronald McNeill said that legislation was necessary to carry out the Government's intention to devote the British share of the Boxer indemnity to purposes of mutual Anglo-Chinese benefit. He did not propose to appoint a committee to investigate the utilisation of the funds until the Bill, now being drafted, had been introduced.

HEREDITARY TITLES.

LABOUR MEMBER'S BILL FOR THEIR TERMINATION.

In the House of Commons on May 31st, Mr. Ponsonby (Lab.-Sec.) asked leave to introduce a bill to provide for the termination of hereditary titles among His Majesty's subjects. The bill, he said, was introduced nine or ten years ago, and in the interval there had been proof that hereditary titles were very undesirable. Clause 1 provided that any holder of an hereditary title might, at any time, by deed poll in the same way as persons changed their names. There were, he believed, a good many people to whom very high-sounding titles were only an embarrassment, and they were very likely to drop them, and there were some people of ancient lineage who would be ready to drop their titles in view of the colleagues who had been presented to them within the last few years. (Laughter.) Then there were members of the House of Commons who would take advantage of the clause because they were very reluctant to leave that House and go to the Lords. There had been many protests before now, and in the *Nineteenth Century* in 1890 an article appeared, signed by Mr. Curzon, Mr. Brodrick, and Viscount Folmer—now the Marquis Curzon, the Earl of Midleton, and the Earl of Selborne—which, referring to the heir to a peerage, said: "The world supposes him to be a fortunate heir to what is the accident of birth. He is in reality the helpless victim of the accident of death. He has become a peer. From his lot there is no escape." (Laughter.) This bill provided an escape. (Laughter.) Clause 2 provided that nobody should succeed to a peerage which had been renounced; and Clause 3 provided that no heir of a peerage, born after the passing of this Act, should succeed to a peerage. He admitted that the bill erred on the side of moderation, but it exercised no compulsion on any person. On the contrary, it withdrew certain compulsions that at present existed.

With regard to the constitutional aspect, in 1911 the then Prime Minister, Mr. Asquith, said that the reform of the House of Lords was a question that brooked of no delay. (Ironical Ministerial cheers.) This bill would support both those who were in favour of reforming the Second Chamber, because they would see it dwindling before their eyes, and also those who, like himself, would like to see the Second Chamber abolished altogether as a useless expenditure upon the State. (Labour cheers and laughter.) Everybody was agreed that the peerage was becoming something absolutely grotesque. (Labour cheers and laughter.) The House of Lords was, in the opinion of Lord Curzon and Lord Newton, far too large and ought to be reduced. This bill would reduce it rapidly. (Labour laughter.) From the social point of view, since he first introduced the bill there had been the so-called honour scandal brought to light—or rather, hushed up—by a Committee. When the Labour Government came into power, neither for party purposes nor for the acknowledgment of public services would they have recourse to the conferring of hereditary honours. (Ironical Ministerial laughter and cries of "Question.") The Canadian Parliament had already taken steps, and had requested the Crown not to confer any more hereditary titles on Canadians. This bill also brought into its net the baronetcy, of whom there were over 1,000, and probably there would be more weeping and gnashing of teeth in that quarter than even in the peerage. (Labour laughter.) The hereditary principle was a survival of medievalism. It was entirely out of date. Dignity, merit, and distinction were rapidly disappearing from the peerage, and party payments and beer and whisky were taking their places. (Labour cheers and laughter.) The result was that the whole institution was now an object of ridicule rather than respect. Hereditary titles administered to easily encouraged corruption, and led to snobishness and flunkeyism. Hon. members opposite no doubt regarded this bill as a joke—(Ministerial cheers)—but he assured them that in generations to come it would be their laughter and not his promotion of the bill that would appear ridiculous. (Labour cheers.) Leave was given to bring in the Bill, amid Labour cheers, and it was read a first time.

COMPANY MEETINGS.

INDO-CHINA STEAM NAVIGATION COMPANY, LTD.

REVIEW OF THE SHIPPING TRADE.

TRADE "EVEN WORSE THAN 1921."

The forty-second ordinary general meeting of the Indo-China Steam Navigation Co., Ltd., was held yesterday morning at the offices of Messrs. Jardine, Matheson & Co., Ltd., Mr. D. G. M. Bernard presiding. There were also present: Mr. G. W. Barton, Mr. A. O. Lang, Mr. Scott Harland (Directors), Mr. R. Sutherland (Shipping Manager), and Messrs. N. L. H. Railton, Ho Leung, A. B. Stewart, A. Murdoch, A. M. da Silva, S. E. da Luz, W. B. Cornaby, P. Tod, J. Baptista, A. R. Lowe, F. Fleming, A. Pierce, and E. B. C. Hornell.

The CHAIRMAN said:—Gentlemen,—the report and statement of accounts have been in your hands for some days, and with your permission I will ask you to take them at read. It will be remembered that at the last two general meetings the Chairman commented upon the unsatisfactory position of the Company, and that he came a revival of trade. Unfortunately this did not even, and the continued high cost of operating the fleet have primarily accounted for the heavy loss shown in the Accounts. With regard to trade generally, the year under review was even worse than 1921, so far as world wide shipping was concerned, and the scanty and unprofitable employment offering in home waters induced a considerable number of tramp steamers to try their luck in the Far East, thereby causing a further surplus of tonnage in an already overstocked market. Depression in the Japanese coastal trade, also encouraged vessels usually employed there to go further afield and compete strongly for Southern rice business and also general charter voyages on the China coast in which rates throughout the year, both North and South, ruled at unremunerative figures. As regards the rice crops, that of Saigon district was estimated to be about 20 per cent. below the average. The bulk of it was shipped to Europe as Kwongtung rice was fairly plentiful; this fact also accounted for reduced importations. The crop was unsatisfactory.

CHINA'S COMPLICATED POLITICAL PROBLEMS. Year after year the hope has been expressed that China would be able to settle her complicated political problems, and embark upon a period of undisturbed prosperity. It is a bitter disappointment, therefore, to have to report that during the year there has been a general decline in order and subsequently, lawlessness and disorder have been greatly on the increase. The recent outrage on the Tientsin Pukow railway, and the piracy of the *Sui Lu* between Hongkong and Macao are fresh in your memory. In addition to these incidents, which obtained prominence through the number of foreigners involved, numerous other piracies have been perpetrated on Chinese owned vessels in the South of China. Trade on the Upper Yangtze has also been seriously interfered with by hostilities between various military factions. The conditions which have prevailed, and still prevail in the Canton delta are lamentable, and the Chinese authorities are unable to protect trade routes on either land or water.

THE EFFECT OF THE STRIKE. Labour organisations were much in evidence during the year, and the Seamen's strike, carried on principally by intimidation, caused a lay up of some 22 steamers of the Company for a period of two months. This of course was another factor in our loss. Subsidiary strikes followed the main demonstration, and increased terms of compensation had to be conceded to launchmen, cargo boat coolies, coal workers and other branches of labour, thereby further increasing working costs. Serious strikes in Cebu also accounted for long delays to the Company's vessels.

TRADE IN THE FAR EAST.

In regard to the General employment of the fleet, it is perhaps necessary for me to state that the conditions of shipping business in the Far East have undergone a considerable change during recent years, particularly in trades which were at one time conducted almost entirely on a trip charter basis. The growing tendency is for native merchants interested in rice and other trades to operate their own steamers and this has led to a large increase in Chinese-owned tonnage, which, when not operating for the purpose for which it was especially acquired, is free to compete for any outside employment offering on the market. Further, being able to run free of onerous overhead charges such as have to be borne by British Shipping Companies, such vessels prove to be competitors with which it is difficult and often expensive to deal. There has also been a marked increase in the development of certain Shipping Companies under foreign flags, enjoying considerable subsidies which have assisted them to develop regular lines where charter tonnage originally operated. In view of these changes, it has been considered necessary for our Company to adopt a policy of maintaining and increasing regular sailings between pivot ports where we have established conditions and which, given normal conditions of trade, promise of continual and steady earnings in which the Company is interested.

It was in the protection of such lines that, in the year under review, considerable financial sacrifices had to be made. At the last meeting, shareholders were informed that serious consideration was being given to some of our most important routes and, as the year advanced, competition became more keen and, in some cases, cargo had to be carried at merely nominal rates. The Company has passed through an extremely difficult year, but our policy has been to give our old established supporters the same terms as offered by our subsidised competitors, and I am glad to say as a result of an agreed policy between the old established

friendly Companies, some of our competitors have already withdrawn others have come to terms and there are signs that a better condition of affairs all round may reasonably be expected.

THE SCRAMBLE FOR TRADE.

One cannot be surprised that after the vicissitudes of the war years, shipping, like many other industries should go through a period of adjustment, and that in some cases a scramble takes place for participation in established trades, whether there is room or not. Experience leads us to think, however, that so long as the original operators meet competition, as may become necessary, and give fair treatment to supporters, they, in the long run will enjoy the fruits of past enterprise. On the important question of future prospects, while there are undoubtedly hopeful signs of better times for the Company in some directions, I feel compelled to emphasize what was stated at our Meeting last year with regard to working costs. Much has been said, at times on the question of wages, which is perhaps the heaviest item of expenditure the Company has to bear, and I must say now, that while every avenue leading to more economical working has been, and will be further explored, unless trade conditions improve we must consider a reduction in staff concessions and portage bills which at present are based on the highest scale paid during war years, and these immediately following, when they were justified by economic conditions. Although such a step will be reluctantly taken, abnormal shipping depression in all other parts of the world has necessitated a lower scale of wages and conditions of trade in the Far East may call for similar action.

THE COMPANY'S FLEET.

It will be noted from the report in your hands that the following steamers contracted for, as explained at the last meeting, have been delivered and put into commission. The *Kuanying* and *Huang* on the Calcutta line, where they have been found in every respect suitable for the service for which they were specially designed. The *Tsinging* and *Fuqing* have proved most useful coasters and also fulfil admirably the requirements of the Shanghai-Tientsin run. The Yangtze river trades have been supplemented by the steamers, *Kuanying* and *Pingou*, on the lower river and the *Fukien* on the Ichang-Chungking line. The first two mentioned have been found all that is required, but considerable engine defects developed during the first season of the *Fukien's* employment, the responsibility for which is still being discussed, with builders. Certain alterations have been carried out and this steamer is now giving satisfaction. As regards further building, the Company has placed an order with the Hongkong and Whampoa Dock Co. for two ships of a similar type to replace vessels which can no longer be run economically in one of our main trades. Since the close of the year, we have also contracted for a steamer to replace the *Kuanying*, and which vessel I will make later reference.

UNPRECEDENTED NUMBER OF SHIPPING CASUALTIES.

The year 1922 will be remembered as one during which an unprecedented number of shipping casualties occurred on the China coast, and the Company unfortunately suffered in common with others. During the typhoon of 2nd August, which created such havoc at Swatow, and caused a deplorable loss of life, the *Huangyung* and *Tungshing* were both driven ashore, the former North of Swatow, and the latter actually in the harbour. Although immediate steps were taken to give all possible assistance, the former vessel became a total loss. The latter was eventually saved by the Hongkong and Whampoa Dock Co. after some four months' work. Another regrettable casualty was the stranding and subsequent total loss of the *Kuanying*, a very popular steamer on the Shanghai-Tientsin line. This took place on the 31st October outside Weihaiwei harbour. In no instance was any casualty accompanied by loss of life, and I take this opportunity of recording the Company's appreciation of the fine work performed by the officers and men of H.M.S. *Despatch*, in rescuing the passengers and crew of the *Kuanying*, during weather conditions which called for strenuous effort and entailed great personal risk.

THE STRANDING OF THE "KUMANG."

While not coming within the year under review, you are no doubt all cognizant of the stranding of the *Kumang* on Northern Luzon, which took place on the 9th May. There were some 400 dock passengers on board, all of whom, I am pleased to say, were safely landed and conveyed to Manila, to which port the vessel was bound. The Captain, officers and engineers remained on the ship which was saved and towed to port, where repairs are under consideration. The *Chuyang* and *Kuanying* were fully covered by insurance and the resulting claims on underwriters have been duly paid. In the case of the *Tungshing* and *Kuanying* the Company will recover salvage charges while the cost of repairs will be chargeable to the underwriting account.

MAINTENANCE OF THE FLEET.

The usual standard of upkeep has been maintained throughout the fleet during the year, but very little reduction in the cost of repairs is noticeable although continual efforts are made to effect economies in this direction. While it is recognised that the cost of native labour has substantially increased, we hope that Dock Companies, engineering firms and similar concerns will be as reasonable as possible in their charges, especially during the hard times shipowners are passing through.

I have referred to the unfortunate disaster at Swatow, caused by typhoon last August, and it is necessary for me to mention that in response to an appeal for funds to aid the sufferers this Company donated the sum of \$2,000, which I trust has your approval.

ACCOUNTS REVIEWED.

Turning to the statement of accounts, it will be noted that the sum of £410,000 has been transferred from the contingency account to revenue account, to which latter account has also been credited £3,000 from the equalisation of dividend account and £10,000 from the investment fluctuation reserve leaving the balance of the last mentioned at £10,018. 15. 0. The increase shown in the investment fluctuation reserve is due to increased value of investments on 31st December, 1922. During the year securities have been disposed of chiefly to meet the cost of new tonnage. These sales resulted in a profit on book value of £4,497. 2. 6, as shown in the revenue account. The underwriting account shows an increase of £4,817. 18. 0, as compared with the previous year. This addition is largely due to crediting the account in question with 1/2A insurance premia as explained in previous years. The floating staff pension fund is increased by £4,273. 0. 6. The building reserve account, the balance of which is £10,516. 14. 7, after taking credit for amounts received from underwriters in respect of *a.s. Chuyang* and *Kuanying* and utilising £200,000 to reduce the book value of the fleet. This will enable the Company to reduce the amount which must annually be written off on account of depreciation. The exchange fluctuation account shows a decrease of £11,288. 11. 8, being lost in exchange on dollar assets and liabilities, due to the difference in the rate on 31st December, 1922 and 1921.

I do not think there is anything more in the accounts to be commented upon, but before proposing their adoption, I wish to express the Company's thanks for, and appreciation of the good service of the staff throughout the year, both afloat and on shore, and their willing and valuable assistance in dealing with the difficult situations which in the course of the Company's operations develop from time to time.

I have now to propose the following resolutions:

That the report and statement of accounts as presented be adopted and that a dividend of 6% per share on the cumulative preferred ordinary shares be paid, also that the amount of £2,167. 6. 7 be carried forward to next year. The dividend on the shares on the Hongkong register is to be paid at exchange of 4. As soon as this has been ascertained, I shall be glad to answer to the best of my ability any questions which shareholders may wish to ask. The motion was seconded by Mr. A. B. Stewart and carried unanimously. On the motion of Mr. A. L. Lacey, seconded by Mr. Ho Latong, Sir Robert Ho Tung was re-elected a Director on the Board of Directors. Messrs. A. B. Lowe, and J. Fleming of Messrs. Low, Ingham and Matthews were re-elected auditors on the motion of Mr. A. Murdoch, seconded by Mr. S. B. C. Hornell. This was all the business before the meeting.

HONGKONG LAND INVESTMENT AND AGENCY CO.

An extraordinary general meeting of the Hongkong Land Investment and Agency Company, was held at the offices of Messrs. Jardine, Matheson & Co., Ltd., yesterday morning. Mr. D. G. M. Bernard presiding. There were also present: Mr. Robert, Mr. A. H. Compion, Mr. A. S. Gubbay (Directors), Mr. A. S. Greenhill (Secretary), and the following shareholders:—Messrs. A. B. Stewart, G. W. Barton, A. A. Alves, J. T. Cagallo, H. A. Rodgers, E. Sadick, C. F. Carvalho, A. A. Gutierrez and Lee Ping Seem.

The CHAIRMAN said:—Gentlemen,—This meeting has been called, as indicated in the notice which the Secretary has just read, for the purpose of confirming, if thought fit, as special resolutions the resolutions which were passed as extraordinary resolutions at the extraordinary general meeting held on the 25th day of May, 1923. Those resolutions, as you will remember, concerned the division of shares, and increase of capital. You will recollect that at the extraordinary meeting in question, I dealt with the reasons which actuated your Directors in bringing forward the resolutions referred to, and I do not think it necessary to deal further therewith now, except to remark that at the extraordinary general meeting in question the two resolutions referred to were unanimously passed as extraordinary resolutions, and that in order to comply with the provisions of the Hongkong Companies Ordinances it is necessary that such resolutions shall be confirmed as special resolutions, and I accordingly beg to propose the confirmation as a special resolution of the first of the said two resolutions, viz:—

1. That each of the existing 50,000 fully paid up shares of £100 each constituting the Company's present capital of £5,000,000 be divided into four fully paid up shares of £25 each so as to make such capital £5,000,000, consisting of 200,000 fully paid up shares of £25 each.

And I shall be much obliged if some shareholders will kindly second that.

The motion was seconded by Mr. G. W. Barton and carried unanimously.

The CHAIRMAN: I now beg to propose the confirmation as a special resolution of the second of the said resolutions, viz:—

2. That after the division aforesaid, the capital of the Company be increased from £5,000,000 consisting of aforesaid, to £10,000,000 divided into aforesaid, of 200,000 new shares of £25 each, 40,000 of such new shares to be issued and allotted in accordance with Clause 8 of the Conditional Agreement for the amalgamation with this Company of the Hongkong Central Estate, Limited, duly approved at an Extraordinary General Meeting of the Company held on Thursday, 3rd day of May, 1923, and the balance thereof to be issued at such time or times and on such terms and conditions in every respect as the Company's Board of Directors may think fit.

And I shall be much obliged if some shareholder will kindly second that.

Mr. A. B. Stewart seconded the motion and it was carried.

This was all the business before the meeting.

THE RED ARMY.

ITS STRENGTH AND ARMAMENT.

CAVALRY AND AIR DEVELOPMENT.

The correspondent of the *Daily Mail* lately in Moscow, writing from Warsaw says:—There is a good deal of vague impressionist writing about the Red Army, and as being an officer myself, I will give the hard facts about this mysterious organisation.

At the beginning of 1923, the strength of the Army had fallen from 950,000 to 800,000; 100,000 belonged to non-regular formations. There are 280,000 men in the infantry, 60,000 in the cavalry, 70,000 in the technical units, and 30,000 in the Navy. The non-regular formations are composed as follows: The Cheka frontier units contain 50,000 men, and its internal units 60,000.

The return of arms is as follows: Rifles, 2,000,000; machine-guns, 14,500; light machine-guns, 6,700; cannon, 3,600; shells, over 3,000,000; small arms and munitions, one billion.

By an order of January 26th last the war establishment of a division consists of a total reckoned strength of 15,000 and 6,500 horses, comprising 3 infantry regiments, 3 squadrons of cavalry, 3 batteries of field artillery, 3 howitzer batteries, and all the usual details—sappers, engineers, ammunition column, etc.

There are 23 aeroplane factories, but only five are now working—two in Moscow, one in Odesa, and one in Petrograd. In Moscow and the factory in Petrograd turn out, roughly, a dozen Tomses and Salmson motors, and the Dux factory produces half a dozen Hispanosiza motors monthly. The development of aviation, which is in the hands of a committee of three with Trotsky at the head, expected to have 10,000 aeroplanes in 1924 with the corresponding personnel.

There are four schools for pilots, the best of which is at Moscow.

Probably 50 Germans are employed, including those in the service between Berlin and Königsberg, and most of the pilots are officers-pilots of the old Russian Army.

Realising the necessity of producing officers from the working classes, the Bolsheviks have established many military schools. They are more numerous and better equipped than similar schools in America and England, beginning with the General Staff Academy at Moscow, the Arts and Engineering Academy at Petrograd, and embracing special schools for infantry, cavalry, signals, etc.

There are but 20 in all of these establishments, but the students revolt, against Marxists (dogmatists) and have a professional contempt for communists generally, who, ignorant of military affairs, are often cowardly.

COMMUNIST ARMY.

This source of danger for Communism is also to be found in the civil universities, where the sons of workmen, if they are really able and industrious, inevitably reject Marxism and develop all the characteristics of a proud and victorious class. Hence there have been wholesale expulsions secretly from the universities and arrests of military students.

The idiosyncrasy of the Bolshevik system was proved to me by one of the professors who showed me a lecture on mathematics which he was obliged to submit to a censor.

Nonetheless, in every military school there is a commissar for political training of troops, alongside the officer for technical training. The Bolsheviks believe that in this way they will form a Communist army, but in my opinion their task is hopeless.

Military discipline is severe and officers have regained all their pre-war military smartness.

CAVALRY STRENGTH.

The last thing the Reds want is war. The Russians are really reducing their Army to 800,000, owing to economic causes, but the fighting efficiency will be increased. The reduction was due to a conference of military commanders held at Moscow last May. The conference worked out a remarkably simple and efficient scheme of reorganisation, which facilitates plans for mobilisation, reduces administrative machinery, increases the proportion of artillery to machine-guns, and purifies the corrupt supply service. The reorganisation, which is being rushed through, shows much energy and ability, and greatly increases the Army's efficiency.

The Red Army is devoting much attention to the cavalry, being convinced that cavalry will play a great role in the next war with Poland.

The cavalry is the most efficient part of the Army, and the superiority has recently been increased by changes enhancing fire and mobility by the reduction of the impediments and the increase of machine-guns. The old cavalry division had 96 heavy machine-guns and no light ones; the new has 96 heavy and 60 light guns.

There was a similar doubling of machine-guns in the infantry regiments.

THE MIGHTY ATOM.

NEARING A GREAT DISCOVERY.

Sir Oliver Lodge, formally opening the research laboratories at Sheffield University, said, we were "discovering that we were living in an electrical universe. Electricity had turned out to be atomic. The atoms of matter were composed of electrical particles."

There was now growing up an astronomy of the atom. When we could catch the prodigious intrinsic energy of the atom we should have a force which would give us far more power than we needed.

It had been suggested that if we discovered how to get at the energy in the atom prematurely we might do a great deal of damage. "We do not know how to tap it," he added, "but we are getting either helpfully or dangerously near it, according to how you choose to regard the matter."

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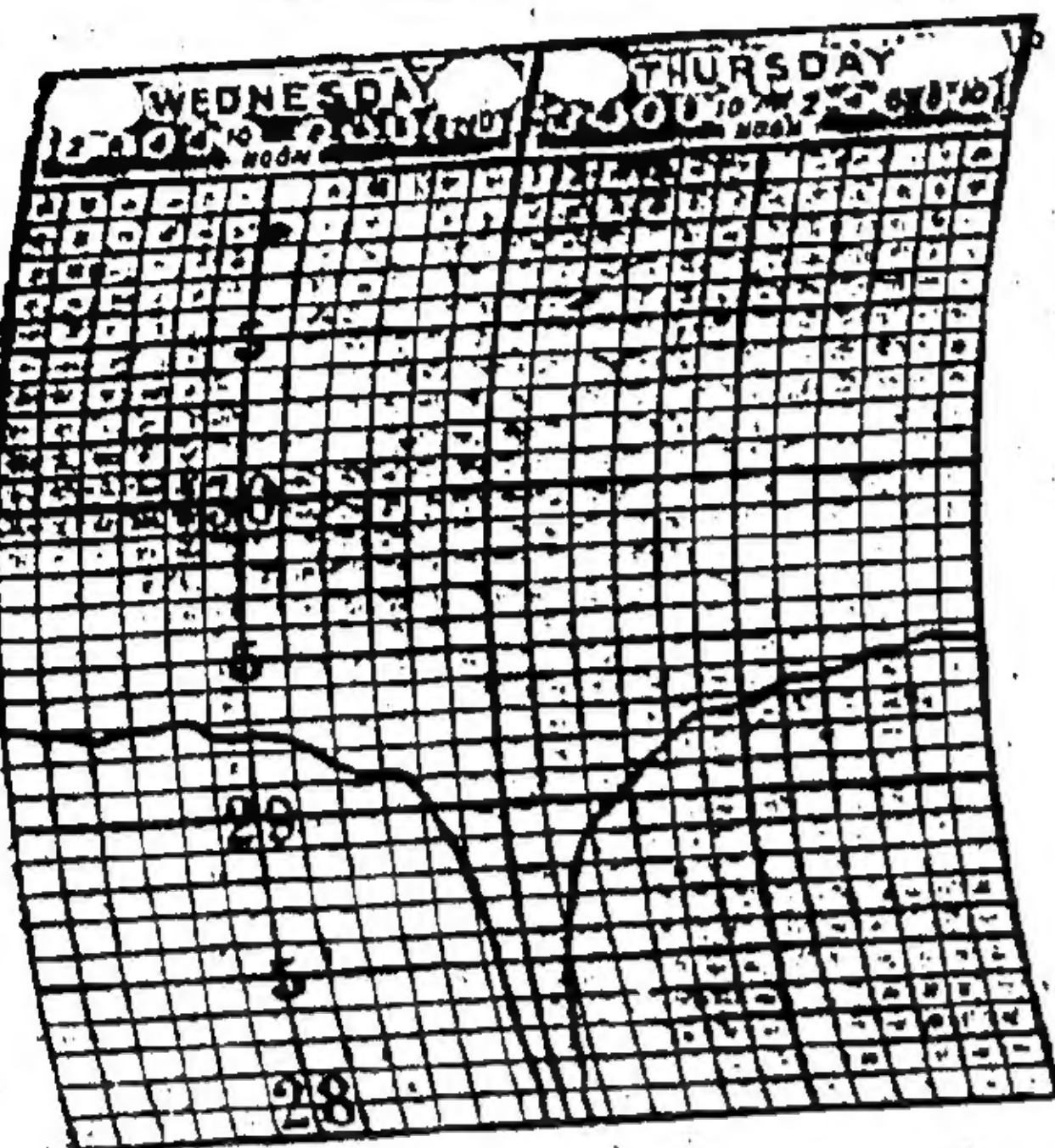


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THE BULL-DOG MAN.

FEET, HANDS AND HEAD.

Professor Sir Arthur Keith, continuing his series of lectures on the mechanism of evolution at the Royal Institution, drew a striking parallel between the methods of Nature and those of the fashionable dress-maker.

In the fashion world, he said, it was a commonplace that special attention should be given to shoes, gloves, and hats. Nature had taken up the same attitude. Man's most distinctive features lay in head, feet, and hands, and the same was true of animals. In pigeons, for example, if the beak was short and stub the feet were small, but if the beak was long and strong the same was the case with the feet and toes.

So with bull-dogs. They had snub faces, short legs, and small feet. Dachshunds, on the other hand, had the legs and the feet of the bull-dog, but the face of the ordinary dog. In this respect men were similar, and it was quite possible to recognise, owing to misdirection of growth, men of the bull-dog type, as it was also possible to recognise men of the dachshund type who had small, stubby hands and feet, but normal faces. The Mongolian races were typical of bull-dogs, and it was interesting to note that the mechanism of these changes were obscure, it seemed clear that they were due to lapses on the part of the organism controlling growth.

THE TRAGEDY OF GIANTS.

Men and women were occasionally afflicted with acromegaly, and owing to the excessive development of the pituitary gland grew hands, feet, and faces out of all proportion to their stature. The pituitary gland acted just like alcohol or strychnine. In small doses these drugs acted as tonics, but in large doses as poisons. So with the pituitary gland. Its action was normally beneficent, and gave to the race its most valuable characteristics. But occasionally its action was erratic, with disastrous results.

THE WHITE-SKINNED EUROPEAN.

Hunter had shown that one of the latest of human acquisitions had been the fair skin. In black races and white alike there was a period when the skin was free from colour. The fair hair of girlhood often became brown in womanhood, and the flaxen hair of babyhood usually darkened in childhood. If the pituitary glands became damaged by disease it was not unusual for the skin of the sufferer to assume a bronze colour.

The development of the foot possessed special interest. In the anthropoid at the third month the great toe broke away from the others, but in the human embryo, there was no such separation.

THE WORTH OF BRAIN.

There was no more striking fact concerning the evolution of the human body than the fact that while man possessed an unique power of using his larynx and tongue for speech and the muscles of his face for all shades of expression, yet these muscles were just those found in the highest apes, slightly differentiated, but with no new element introduced. Man's pre-eminence was due solely to the rise and overwhelming growth of his brain. The Huxley-Owen controversy as to whether man's brain was built on the lines of that of the chimpanzee had long ago been answered in the affirmative, but it remained to be discovered how it was that man's brain had so far outstripped those of the ape.

What was known was that by the sixth month the controlling portions of the brain were already expanded so as to overshadow all primitive parts. These elements consisted of billions of microscopic living units, which had a marvellous power of arranging themselves. The power that young nerve and muscle units possessed in this respect was no more and no less wonderful than the faculty of the wandering white blood corpuscles that could find out when a piece of scavenging work needed their attention.

The task in front of those studying the machinery of development was a long one. They had to investigate the habits of the various units of the embryonic body with the same attention as that given to the mature and ways of live animals. It would eventually be known, however, how man came by his peculiar properties of his brain and mind when such studies had been completed.

£10,000-A-MONTH GIRL.

BERLIN DOLLAR PRINCESS FRAUD.

A pretty girl with plenty of money and immensely rich parents in the Argentine is a prize which many Berliners would like to secure. Therefore, Margarete Ebhardt, who is certainly pretty and undoubtedly stated that she had an allowance of £10,000 a month had dozens of marriage offers, says a Berlin correspondent.

Her serious character was one of her attractions. She was, she explained, so anxious to help other less fortunate than herself that she had come to Berlin to study medicine.

Owing, perhaps, to the occupation of the Ruhr, her monthly allowance from the Argentine did not always arrive in time, and naturally she found, one or other of the men who were after the £10,000 a month only too ready to throw a spear to catch a whale and land to her half a million or so of marks.

That Margarete disappeared and her suitors appealed to the police. They traced her, and explained to the disappointed suitors that she was a servant who formerly had a situation in a Berlin suburb. It is not surprising that she found it more amusing to be a dollar princess than a maid-of-all-work at £1 a year and all found.

ROBES FOR ARCHITECTS.

At a crowded general meeting of the Royal Institute of British Architects on April 30th, members decided by a large majority to adopt a hood and gown for use on ceremonial occasions. The promoters of the scheme held that those who strive to be or are masters of a real and living art are entitled to wear an academic dress, as those who hold a university degree which carries with it what is really only a courtesy title.

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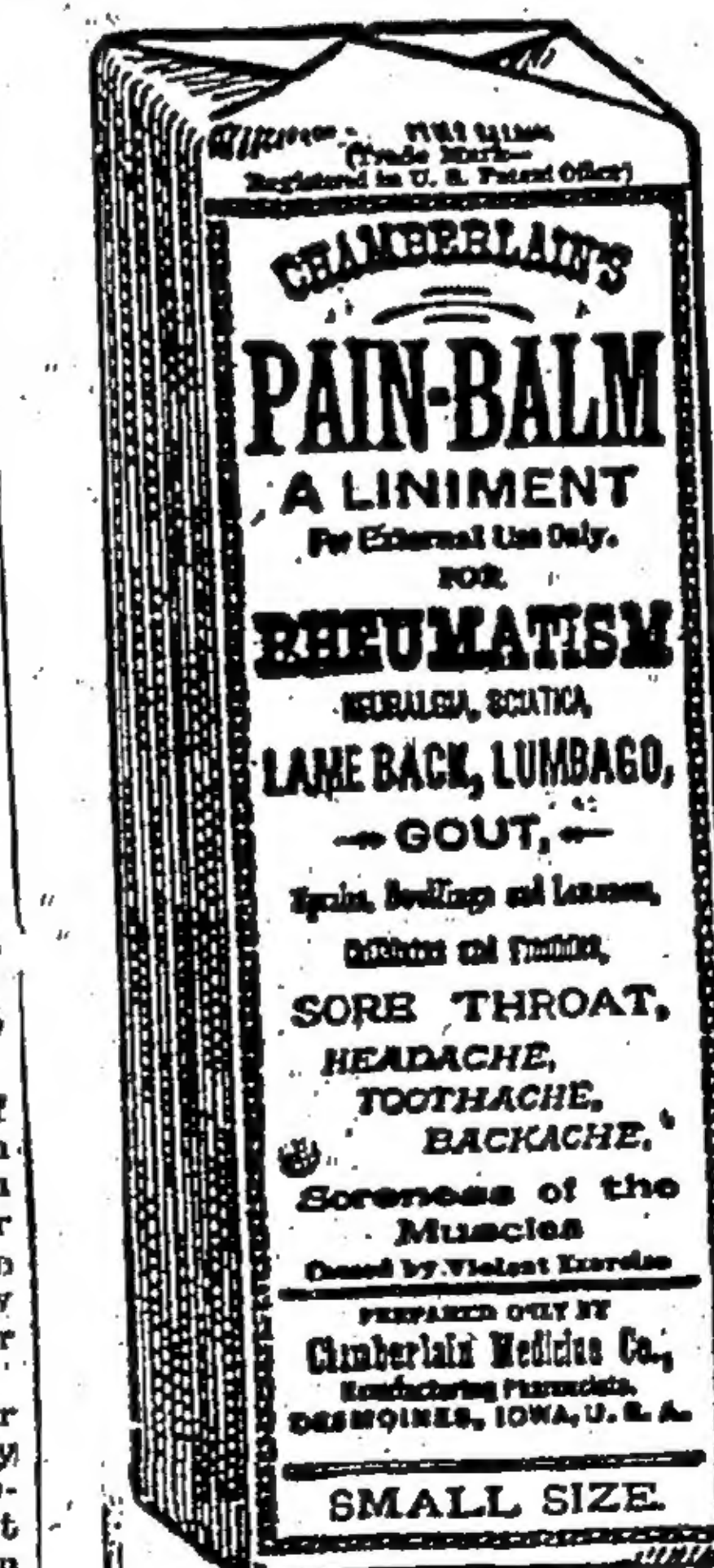
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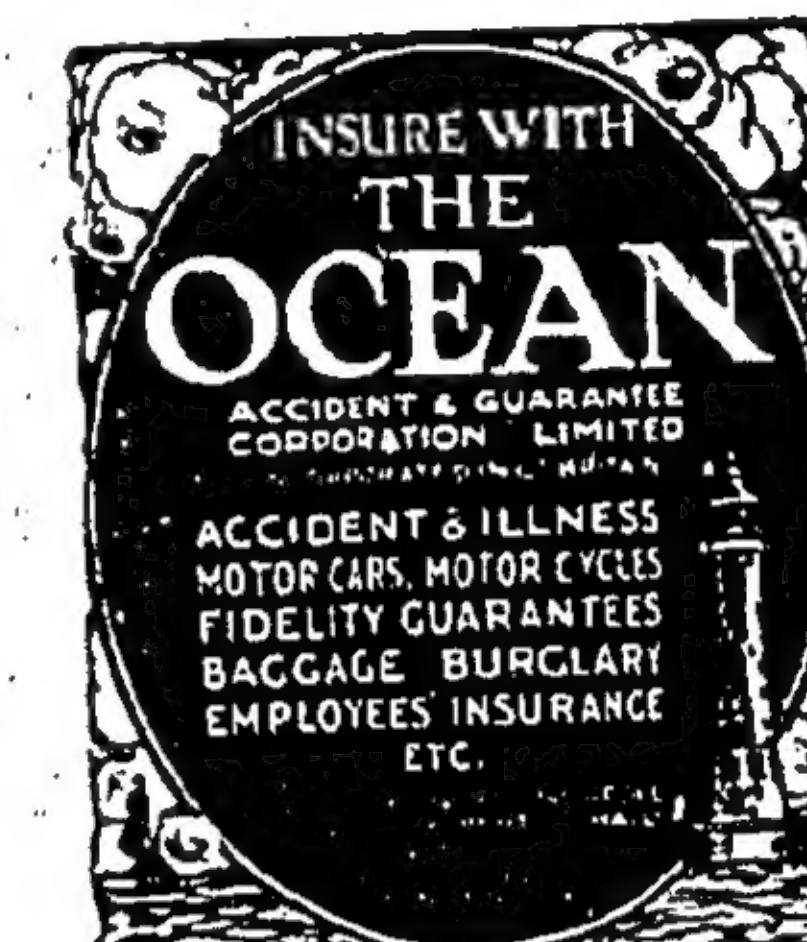


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CRIME IN HONGKONG.

(Continued from page 2.)

POLICE SUPERINTENDENT'S REPORT FOR 1922.

From the report of the Captain Superintendent of Police for the year 1922, we take the following extracts:—
The total of all cases reported to the Police during the year 1922 was 13,530 as against 12,242 in 1921 being an increase of 1,288 or 10.54 per cent. The average for the last five years is 11,416.8.
In the division of these cases into serious and minor offences there appears an increase as compared with 1921 of 130 cases or 3.13 per cent. in the former and an increase of 1,367 cases or 19.32 per cent. in the latter.

The increase and decrease as compared with 1921 in serious offences are shown as follows:—

	Increase.
Murder	10
Robbery	127
Burglary and larceny from dwellings	132
Kidnapping	2
Piracy	3
Unlawful Possession	42
Other Felonies	17
Total	355

	Decrease.
Offences against Ordinance for Protection of Women and Children	75
Larcenies	190
Total	265
Net Increase	130

MURDER.
Thirty-five murders were reported to the Police during the year as against 25 in 1921.
In 2 cases no arrest was made; in the remaining 3 cases arrests were made. There were 4 cases in which convictions were obtained (6 persons of whom 5 were convicted and 1 discharged). In 4 cases there was no conviction (7 persons).

MANSLAUGHTER.
Nine manslaughter cases were reported to the Police during the year as against 2 in 1921.
In 2 cases no arrest was made; in the remaining 7 cases arrests were made. In 2 cases convictions were obtained (3 persons of whom 2 were convicted and 1 discharged). In 5 cases there was no conviction (7 persons).

ROBBERIES.
One hundred and twenty-one gang robberies were reported to the Police during the year as against 56 in 1921.
In 100 cases no arrest was made; in the remaining 21 cases arrests were made. In 11 cases convictions were obtained (29 persons of whom 21 were convicted and 8 discharged). In 4 cases there was no conviction (7 persons).

STREET AND HIGHWAY ROBBERIES.
Eighty-seven street and highway robberies were reported to the Police during the year as against 27 in 1921.
In 74 cases no arrest was made; in the remaining 3 cases arrests were made. In 10 cases convictions were obtained (15 persons of whom 12 were convicted and 3 discharged). In 3 cases there was no conviction (6 persons).

ROBBERIES ON BOATS AND JUNKS.
Eleven cases of robbery on boats and junks were reported to the Police during the year as against 10 in 1921.
In 8 cases no arrest was made; in the remaining 3 cases arrests were made. In all of these three cases convictions were obtained (6 persons all of whom were convicted).

ROBBERIES WITH VIOLENCE.
Twenty-three cases of robbery with violence were reported to the Police during the year as against 22 in 1921.
In 21 cases no arrest was made; in the remaining 2 cases arrests were made. In one of these two cases a conviction was obtained (one person). In the other case there was no conviction (2 persons).

OTHER FELONIES.

(Under this heading are comprised the following:—

	1922	1921
Cutting and wounding	28	32
Demanding money or goods with menaces	27	11
Embezzlement	53	51
Forgery	19	26
House-breaking	57	48
Receiving stolen property	40	56
Child stealing	5	6
Indecent assault	2	3
Rape	1	1
Throwing corrosive fluid	2	1
Arson or attempted arson	4	7
Shooting with intent to kill	10	2
Wounding with intent to murder	1	1
Attempting to murder	1	1
Administering poison with intent to murder	1	1
Wounding and causing grievous bodily harm	1	3
Abominable Offence	1	1
Act of gross indecency	9	1
Accessory after the fact of murder	1	1
Accessory before the fact to kidnapping	1	1
Forging valuable securities	1	2
Uttering forged bank notes	2	4
Falsification of accounts	1	1
Aiding and abetting in an armed robbery	1	1
Having carnal knowledge of a girl	1	1
Being in possession of coin- ing machinery	1	1
Goat Breaking	1	1
Detaining person to procure a ransom	1	1
Being in possession of explosive substance	1	1
Total	266	258

The number of cases in which convictions were obtained was 105 as against 103 in 1921.

GAMBLING.

One hundred and twenty gambling warrants were executed during the year as against 157 in 1921. There were 6 cases in which no conviction was obtained.
Fourteen were lottery cases, compared with 32 in 1921.

PROPERTY REPORTED STOLEN AND PROPERTY RECOVERED.

The estimated value of property stolen during the year was \$32,674.44 as against \$37,631.78 in 1921, an increase of \$506,142.70.
The average for the last five years is \$102,558.81 an increase on the average report in 1921 of \$118,700.46.
The value of property recovered during the year was \$4,099.81 as against \$31,384.99 in 1921, an increase over property recovered in the previous year of \$40,713.92.

LOST PROPERTY.

Articles reported lost numbered 353, total value \$34,363.21.
Articles recovered and articles found which were not reported lost numbered 95 valued at \$3,569.31.

PIRACY PREVENTION.

Number of searches employed under the Prevention of Piracy Ordinance 1914:—
European Sergeants 5
Chinese Constables 30
Female Searchers 7
Female Searchers (private) 1
Number of Guards employed up to 31st December, 1922:—
Staff:—One European Sergeant in charge.
One European Lance-Sergeant (from November, 1922).
One Indian Sergeant-Major.

	1922	1921
Steamer guards (Indian)	234	243
Steam launch guards (Chinese)	30	29
Shore guards (Indian)	273	203
Shore guards (Chinese)	24	17
Total of guards employed	603	496

Number of vessels which entered into bond up to 31st December, 1922:—
1922. 1921.
Steamers 223 205
Steam launches 27 38
Total 250 241

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"LEESANG"	"KWONGSANG"	"YUENSANG"	"KUTSANG"	"CHONGSHING"	"FOOSHINO"	"HOPSANG"	"LAISANG"	"WOSANG"	"YUSANG"	"YATSHING"	"NAMSANG"	"TAISANG"	"FOOKSANG"
Friday, 15th June, 8 a.m.	Friday, 15th June, Noon	Friday, 15th June, 3 p.m.	Saturday, 16th June, 4 p.m.	Tuesday, 19th June, Noon	Tuesday, 19th June, Noon	Tuesday, 19th June, Noon	Wednesday, 20th June, 3 p.m.	Thursday, 21st June, Noon	Friday, 22nd June, Noon	Saturday, 23rd June, 10 a.m.	Saturday, 23rd June, Noon	Sunday, 24th June, Noon	Thursday, 28th June, Noon

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"GLENSANDA"	30th July.			

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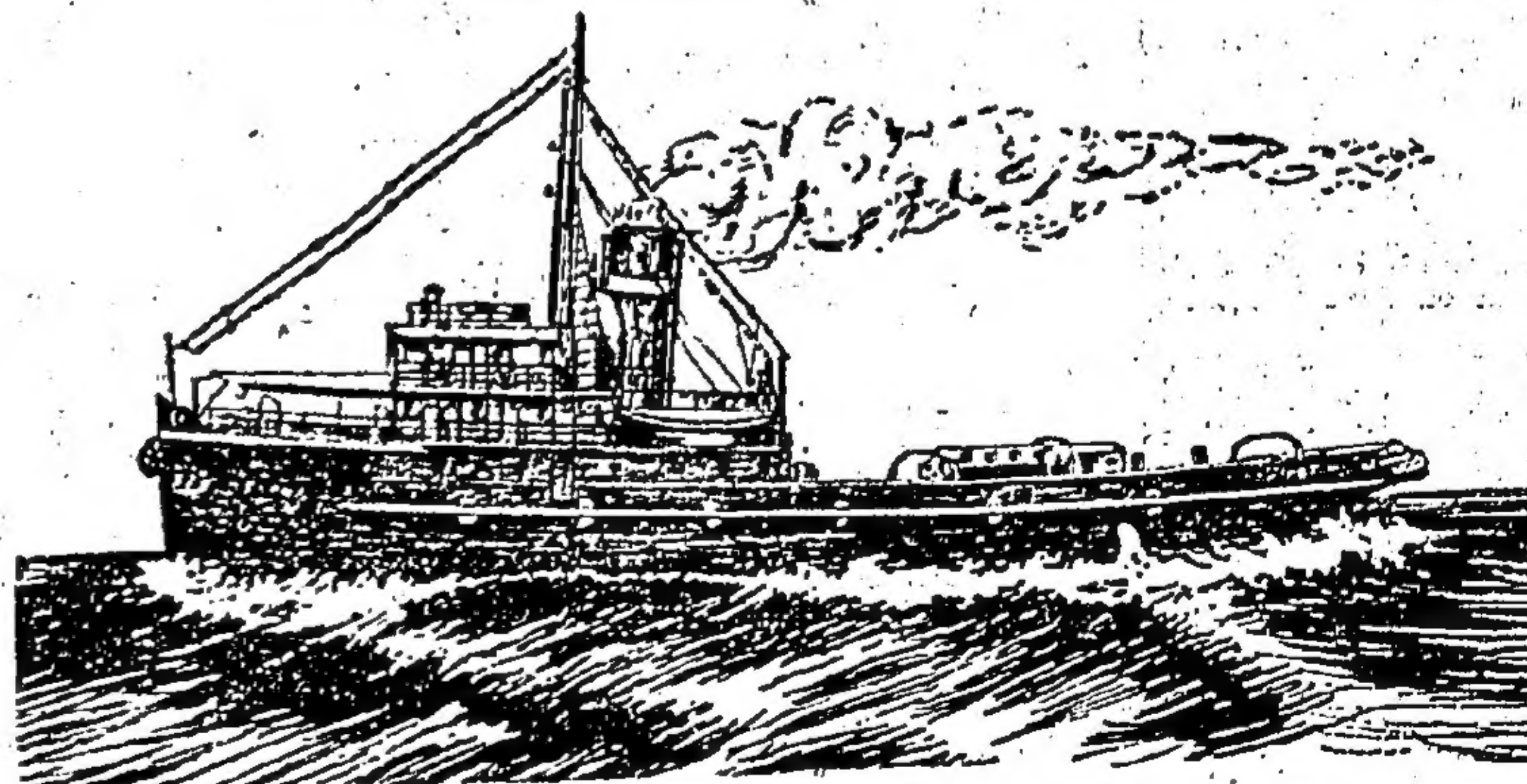
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SHIPPING NEWS

ARRIVALS.

June 15th.

Anakusa Maru, Japanese str., 2,350 tons, Capt. K. Fukue, from Swatow, with a general cargo.—O.S.K.

Formosa, Swedish str., 4,320 tons, Capt. W. E. Alon, from Singapore, with a general cargo.—Swedish Trading Co.

Janet, British str., 4,324 tons, Capt. P. H. Beeching, from Amoy, with a general cargo.—Mackinnon, Mackenzie & Co.

Kirishima Maru, Japanese str., 715 tons, Capt. S. Kimura, from Keelung, with coal.—Suzuki & Co.

Yoshino Maru, Japanese str., 3,574 tons, Capt. C. Shirai, from Melbourne via Manila, with a general cargo.—N.Y.K.

June 14th.

Reinland, German str., 3,587 tons, Capt. H. Beckhorn, from Shanghai, with a general cargo.—Arnholt Bros.

Footie, Chinese str., 859 tons, Capt. K. Ichi, from Bangkok, with a general cargo.—Lee Bing Kee.

Hop Sang, British str., 1,356 tons, Capt. Campbell, from Bangkok, with a general cargo.—J.M. & Co.

King, Chinese str., 1,545 tons, Capt. J. W. Harding, from Singapore, with a general cargo.—B. & S.

Shantung, British str., 1,545 tons, Capt. R. Robertson, from Shanghai and Swatow, with a general cargo.—B. & S.

Taiwan, Chinese str., 1,210 tons, Capt. W. P. Johnson, from Amoy, with a general cargo.—C.M.S.N. & Co.

Fan Oostersland, Dutch str., 2,350 tons, Capt. H. O. Bron, from Singapore, with a general cargo.—J.M. & Co.

West Java, American str., 3,460 tons, Capt. Agurup, from Shanghai, with a general cargo.—Struthers & Barry.

Wo Sang, British str., 1,127 tons, Capt. T. S. King, from Shanghai, with a general cargo.—J.M. & Co.

Yu Sang, British str., 1,122 tons, Capt. W. F. Hook, from Swatow, with a general cargo.—B. & S.

CLEARANCES.

June 14th.

Childer, for Bangkok.

Reinland, for Manila.

Fukushima Maru, for Canton.

Hydrographer, for Swatow.

Kawachi Maru, for Shanghai.

Lee Sang, for Hoihow.

New Madrid, for Haiphong.

Nishin Maru, for Saigon.

Shantung, for Canton.

Taiwan Maru, for Saigon.

Sau Maru, for Hoihow.

Shantung, for Singapore.

Taiwan Maru, for Swatow.

Wo Sang, for Canton.

Yoshino Maru, for Nagasaki.

PASSENGERS.

DEPARTURES.

Per s.s. *Empress of Russia*, on June 14th.—Rev. J. C. Adams, Mrs. A. Arinana, Mr. and Mrs. C. E. Bacon, Mr. P. Beldingfield, Mr. D. G. Bruce, Mrs. Anna Cameron, Mr. D. J. Cuthill, Mrs. P. Davis, Mr. G. G. Hoppeler, Miss N. E. Jones, Mr. and Mrs. R. Kepp, Mr. R. P. Kerr, Mrs. M. C. Logan, Miss A. MacAuley, Mr. V. Y. McGuire, Mr. J. J. McLevey, Mr. and Mrs. E. V. D. Parr, Mr. J. B. Redfern, Mr. C. Rice, Mr. J. Robinson, Mr. W. E. L. Shenton, Lady Stobbs, Mr. P. Boscut, Mr. A. Casot, Miss G. Chaudlers, Miss I. Clarke, Miss Clegg, Mr. M. N. Crittall, Mr. and Mrs. F. H. Crittall, Mr. H. E. Dougherty, Mr. W. W. Fair, Miss E. M. Fought, Miss W. S. Gai, Mr. F. C. Hagwood, Mr. D. Harding, Miss A. B. Howard, Mr. D. Kable, Mr. J. H. Lee, Col. E. London, Miss W. Lee, Mr. H. A. Meyer, Mr. G. T. O'Neill, Mr. L. Redman, Mr. F. W. Sack, Mr. B. and Mrs. Slesor, Miss M. Slesor, Mr. C. E. Sparke, Mr. J. H. Taggart, Mrs. C. S. Upson, Mr. S. S. Woodworth, etc.

SHIPPING MOVEMENTS.

The N.Y.K. s.s. *Kawachi Maru* (South American line) left Moji for Hongkong on June 13th, and is expected here on June 15th.

The s.s. *Adriatic* (Blue Funnel) for London, Rotterdam and Hamburg, left Shanghai on June 13th, and is due here on June 16th. Vessel will be despatched on June 16th, at 3 p.m.

The s.s. *Perth* (Blue Funnel) left Port Said on June 10th for London, Hull, Rotterdam and Hamburg.

The B.M.S. *Empress of Australia* arrived at Yokohama on June 13th, at 8 p.m.

The M.M. s.s. *Porthea* from Marseilles, arrived at Saigon on June 14th, sailing thence on June 16th, and is expected at Hongkong on June 16th.

VESSELS EXPECTED.

Angkor (M.M.), due July 2nd.

Autolycus (Blue Funnel), due July 4th.

Bendapan (Ben Line), due June 17th.

Bertram (Ben Line), due June 18th.

Delagoa Maru (N.Y.K.), due to-day.

Delagoa Maru (N.Y.K.), due June 20th.

Delagoa Maru (N.Y.K.), due June 22nd.

Delagoa Maru (N.Y.K.), due June 24th.

Delagoa Maru (N.Y.K.), due June 26th.

Delagoa Maru (N.Y.K.), due June 28th.

WEATHER REPORT.

June 14th at 1810.—Warning to Hongkong, Coast Ports, &c.—Depression of typhoon of unknown intensity within 120 miles of Lat. 7 deg. N. Long. 141 deg. E., moving West.

June 14th at 1000.—Warning to Hongkong, Coast Ports, &c.—Typhoon of unknown intensity within 150 miles of Lat. 7 deg. N. Long. 136 deg. E., moving West.

June 14th at 1150.—Pressure has increased slightly at all reporting stations.

The depression over S.W. China is farther South this morning.

The typhoon continues to move westward. It was approaching the Pelow Islands this morning.

The typhoon has filed up.

Hongkong rainfall for the 24 hours ending at 10 a.m. 14th June, 4.04 inches. Total since January 1st, 23.2 inches, against an average of 38.45 inches.

The forecast for the 24 hours ending at noon, 15th June, is as follows:—

Forecast: Hongkong to Gap Rock S.E. winds, moderate; overcast, rain.

Formosa Channel N.E. winds, moderate. South coast of China between E. winds, Hongkong and Lamook moderate.

South coast of China between Hongkong and Haian The same as Hongkong and Haian.

HONGKONG METEOROLOGICAL REGISTER.

Hongkong Observatory, June 14th.

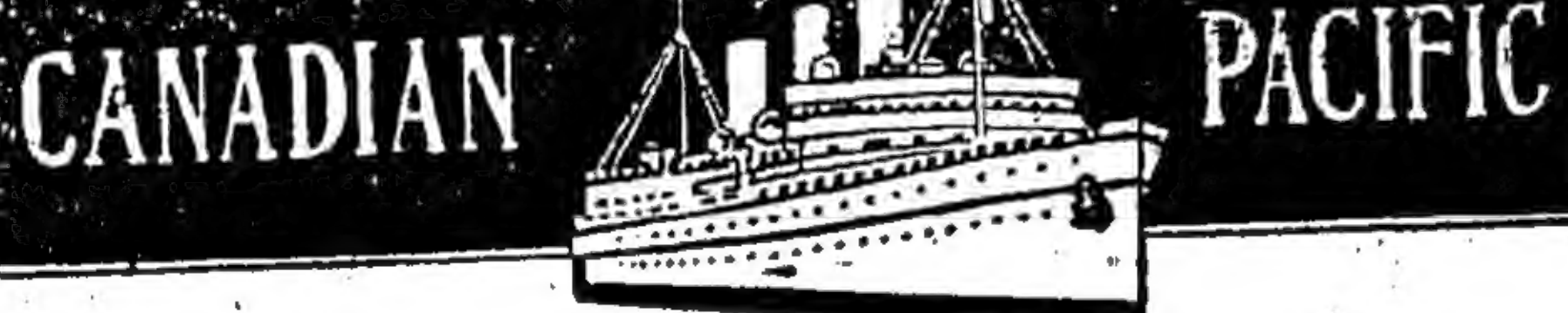
Day	at 2 p.m.	at 8 a.m.	at 3 p.m.
Barometer	29.52	29.67	29.70
Temperature	77	78	78
Humidity	82	87	84
Wind Direction	N.E.	E	E
Force	1	3	1
Weather	od	et	or
Rain	1.53	0.00	4.81

Highest open-air Temperature on 13th ... 81
Lowest open-air Temperature on 14th ... 75

HONGKONG TIDE TABLE.

From June 15th to 21st, 1933.

Day of Week	Day of Month	H'kong Standard Time	Height	H'kong Standard Time	Height
Fri	15	h. m.	ft. in.	h. m.	ft. in.
		9 5	3 0	2 9	0 7
		11 1	4 2	3 28	3 0
Sat	16	9 37	7 4	3 28	0 6
		11 49	4 1	3 57	3 0
Sun	17	10 13	7 4	3 57	3 0
				6 1	0 6
Mon	18	10 40	4 1	4 30	3 2
		10 54	7 2	4 43	0 7
Tue	19	1 35	4 1	5 12	3 2
		11 43	4 1	7 41	1 0
Wed	20	2 32	4 2	8 10	1 3
		0 44	4 3	8 35	1 3
Thur	21	3 37	4 3	9 30	1 6
		1 58	5 8	9 30	1 6



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Hongkong	Empress Scotland	7	July	14
Hongkong	Montcalm	27	Aug.	3
Hongkong	Empress Scotland	4	Aug.	10
Hongkong	Empress France	18	Aug.	25
Hongkong	Empress Scotland	1	Sept.	8

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NEW YORK & BOSTON	Gaelic Prince	Brit.	Princes Line	About 21st June
BOSTON & NEW YORK via SUEZ	City of Pittsburgh	Am.	The Bank Line, Limited	On 15th June
SAN FRANCISCO, &c.	Jacox	Brit.	Struthers & Barry	On 23rd June
VICTORIA & VANCOUVER, B.C. via SEAGRAM, &c.	Empress Asia	Brit.	Canadian Pacific O. S. Ltd.	About 12th July
VICTORIA, SEATTLE & VANCOUVER via J. POSTS.	Yokohama Maru	Jap.	Nippon Yusen Kaisha	On 25th June
VICTORIA, SEATTLE & VANCOUVER via J. POSTS.	Arizona Maru	Jap.	Osaka Shosen Kaisha	On 14th July
VICTORIA, SEATTLE & VANCOUVER via J. POSTS.	Philippine	Phil.	Butterfield & Swire	On 3rd July
VANCOUVER via SEAGRAM & JAPAN, &c.	Empress Australia	Brit.	Canadian Pacific O. S. Ltd.	On 27th June
BOMBAY, MANZIL, LONDON & ANTWERP	Angara	Brit.	P. & O. S. L. & A. L.	On 25th June
MARSEILLES, &c.	Chili	Brit.	Messageries Maritimes	On 9th July
MARSEILLES, &c.	Portos	Brit.	Messageries Maritimes	On 23rd July
MARSEILLES, LONDON, ANTWERP via SINGAPORE, &c.	Kamo Maru	Jap.	Nippon Yusen Kaisha	On 20th June
MARSEILLES, LONDON, ANTWERP & HAMBURG	City of Corinth	Brit.	The Bank Line, Ltd.	On 30th June
MARSEILLES, GENOA, LIVERPOOL & GLASGOW	Phoenix	Brit.	Butterfield & Swire	On 20th June
LONDON, ROTTERDAM & HAMBURG	Albatross	Brit.	Butterfield & Swire	On 18th June
GENOA, LONDON, ROTTERDAM & HAMBURG	Emil Kirchoff	Ger.	Reuter & Beetsmann & Co.	On 14th July
ANTWERP, ROTTERDAM & HAMBURG	C. Magas	Brit.	Messageries Maritimes	About 27th June
HAVER, ANTWERP & DUNKERQUE	Le do Mississay	Brit.	Messageries Maritimes	About mid. July
HAVER, ANTWERP & DUNKERQUE	Tamba Maru	Jap.	Nippon Yusen Kaisha	On 27th July
BOMBAY via SEAGRAM, COLOMBO & BOMBAY	Van Overyn	Brit.	P. & O. S. L. & A. L.	On 18th June, 4 p.m.
SINGAPORE, PANANG, COLOMBO & BOMBAY	Java-China-Japan-Lijn	Dut.	Jardine, Matheson & Co., Ltd.	On 23rd June
SINGAPORE & BELAWAN-DEI	Dodwell & Co., Ltd.	Brit.	Butterfield & Swire	On 4th July
BRINDISI, VENICE & TRIESTE	Chinthe	Brit.	Butterfield & Swire	On 16th June, 11 a.m.
PAKHOI & HAIPHONG	Yamashita Kisen Kaisha	Jap.	Yamashita Kisen Kaisha	About
HAIPHONG via HAIKOW & PAKHOI	Yamashita Kisen Kaisha	Jap.	Yamashita Kisen Kaisha	About 28th June, Noon
KEELUNG via SWATOW & AMOY	Nippon Yusen Kaisha	Jap.	Nippon Yusen Kaisha	On 27th June
SANDAKAN PORTS via MANILA	P. & O. S. L. & A. L.	Brit.	P. & O. S. L. & A. L.	On 7th July
AUSTRALIAN PORTS	Butterfield & Swire	Brit.	Butterfield & Swire	On 19th June, Noon
AUSTRALIAN PORTS	Jardine, Matheson & Co., Ltd.	Brit.	Jardine, Matheson & Co., Ltd.	On 17th June, D.L.
SHANGHAI via SWATOW	Nippon Yusen Kaisha	Jap.	Nippon Yusen Kaisha	On 17th June, D.L.
SHANGHAI KORE & YOKOHAMA	Butterfield & Swire	Brit.	Butterfield & Swire	About beginning of Aug.
SHANGHAI	Duchessa D'Aosta	Ital.	Butterfield & Swire	About 21st June
SHANGHAI & TIENTSIN	Tijlloest	Dut.	Java-China-Japan-Lijn	On 1st July
SHANGHAI, YOKOHAMA & KORE	Argun Maru	Jap.	Osaka Shosen Kaisha	On 19th June, Noon
SHANGHAI & JAPAN	Jardine, Matheson & Co., Ltd.	Brit.	Jardine, Matheson & Co., Ltd.	About 20th June
JAPAN PORTS	Osaka Shosen Kaisha	Jap.	Osaka Shosen Kaisha	On 7th July
TIENTSIN	Jardine, Matheson & Co., Ltd.	Brit.	Jardine, Matheson & Co., Ltd.	On 19th June, Noon
BATAVIA	Kwongchow	Brit.	Butterfield & Swire	On 19th June, 1 p.m.
GALATTA, SINGAPORE & RANGOON	Malay Maru	Jap.	Osaka Shosen Kaisha	On 19th June, 1 p.m.
HANGKOK via SWATOW	Kwongchow	Brit.	Butterfield & Swire	On 19th June, 1 p.m.
SWATOW & BANGKOK	Haiching	Brit.	Douglas Lapraik & Co.	On 19th June, 1 p.m.
SWATOW AMOY & FOOSHOW	Haiching	Brit.	Douglas Lapraik & Co.	On 19th June, 1 p.m.
SWATOW, AMOY & FOOSHOW	Yuen-sung	Brit.	Jardine, Matheson & Co., Ltd.	On 20th June
MANILA, &c.	West Sequana	Am.	Struthers & Barry	On 20th June

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KAWACHI MARU ... Tuesday, 24th July.

MARSEILLES, LONDON & ANTWERP via Singapore, &c.

KAMO MARU ... Wednesday, 20th June.

KATORI MARU ... Wednesday, 4th July.

HAMBURG via LONDON & ROTTERDAM.

TSUBUGA MARU ... beginning of July.

LIVERPOOL via MARSEILLES & VALENCIA.

TOTTORI MARU ... due 1st half of July.

SYDNEY & MELBOURNE via Manila, &c.

TANGO MARU ... Wednesday, 27th June.

YOSHINO MARU ... Wednesday, 18th July.

NEW YORK & BOSTON via PANAMA.

GENOA MARU ... beginning July.

BUENOS AIRES via Singapore, Delagoa Bay, Durban & Cape Town.

KAWACHI MARU ... Tuesday, 19th June.

BOMBAY via Singapore and Colombo.

TAMBA MARU ... Wednesday, 27th June.

CALCUTTA via Singapore, Penang & Rangoon.

OSAKA MARU ... Friday, 22nd June.

NAGASAKI, KOLE & YOKOHAMA.

AKI MARU ... Monday, 18th July.

SHANGHAI, KOBE & YOKOHAMA.

KASHIMA MARU ... Sunday, 17th June.

DELAGOA MARU ... Friday, 18th June, 4 p.m.

SADU MARU ... Friday, 18th June, 4 p.m.

For further information apply to— NIPPON YUSEN KAISHA

K. E. KAMEI, Manager.

Telephone: Central Nos. 292 & 293.

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UNITED KINGDOM & CONTINENT SERVICE.

OUTWARDS.

1. "CITY OF BOSTON" ... 23rd July ... Shanghai, Kobe & Yokohama.

HOMEWARDS.

1. "CITY OF CORINTH" ... 30th June ... Marseilles, London, Antwerp & Hamburg.
2. "CITY OF MANCHESTER" ... 17th July ... do.

PASSAGE RATES TO LONDON.

"A" Class Steamers ... 1st Class £92.—2nd Class £62.—
"B" Class Steamers ... 1st Class £84.—2nd Class £58.—
"C" Class Steamers ... 1st Class £56.—

N.B.—"C" Class Steamers comprise those of the Cargo type which have accommodation for a few passengers but do not carry Doctor or Stewards.

Subject to change without notice.

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Sailings from Hongkong.

1. "CITY OF PITTSBURG" ... via Suez Canal ... 15th June.
2. "OANFA" ... via Suez Canal ... 16th June.
3. "KEENUN" ... via Suez Canal ... 15th June.
4. "DIOMED" ... via Suez Canal ... 5th July.

Steamers proceed via Suez Canal or Panama Canal at Owners' option.

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For freight and particulars apply to—

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M. MESSAGERIES MARITIMES

SERVICES CONTRACTUELS

Mail Steamers.	Next Sailings from Marseilles.	Pro. Arr. at Hongkong and Sailing for Shanghai and Japan.	Probable Sailing from Hongkong for Marseilles.
ANGERS	25th June
CHILI	9th July
PORTO ...	18th May	18th June	23rd July
ANGKOR ...	1st June	3rd July	6th Aug.
ORAN ...	15th June	17th July	20th Aug.
PAUL LEGAT ...	29th June	31st July	3rd Sept.

RATES OF PASSAGE MONEY TO MARSEILLES.

(Including Table Wine and Free Doctor's Attendance).

A CLASS (1st Class) ... £ 55. 0s. 0d. B CLASS (1st Class) ... £ 89. 0s. 0d.
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Through Tickets to London and Leading Towns of Europe.

Accommodation reserved in the Trains at Marseilles.

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1. "C. MAGES" loading for HAVRE, ANTWERP & DUNKIRK, about 27th June.
2. "L. DE MISSIESSY" loading for HAVRE, ANTWERP & DUNKIRK, about mid. July.

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2, CONSIGNATION—TRANSIT—REPRESENTATION.

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REGULAR SERVICE of Fast, High Class Coast Steamers (having good accommodation for First-Class Passengers, Electric Light and Fans in staterooms).

Saloon and excellent cuisine

FOR

SWATOW, AMOY & FOOCHEW

AND RETURN

(Occupying 9 or 10 Days)

*HAICHONG ... Capt. J. S. Thomson ... Friday, 15th June, at 1 p.m.
*HAIHONG ... Capt. W. C. Thomson ... Tuesday, 19th June, at 1 p.m.

*Calling at Amoy for Passengers only.

Arrivals and Departures from the Company's Wharf (near Blake Pier)

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EGYPT, EUROPE, ETC.

PENINSULAR & ORIENTAL FORTNIGHTLY
DIRECT ROYAL MAIL STEAMERS.
(Under Contract with H.M. Government.)

Ship	Tonnage	From Hongkong (about)	Destinations
"JEYPORE"	5,318	18th June, 4 p.m.	Singapore, Penang, Colombo, Bombay
"DELTA"	8,097	27th June	Bombay, Madras, London, Antwerp
"SICILIA"	8,813	25th June	Singapore, Penang, Colombo, Bombay
"MALWA"	10,241	11th July	Bombay, Madras, London, Antwerp
"KIDDERPORE"	5,334	15th July	Singapore, Colombo, Bombay
"DEVANHA"	8,094	23rd July	Madras, London, Antwerp
"BOUDAN"	8,896	30th July	Singapore, Penang, Colombo, Bombay
"KHIVA"	8,017	8th Aug.	Bombay, Madras, London, Antwerp
"KASHMIR"	8,841	22nd Aug.	Madras, London, Antwerp
"SICILIA"	8,813	24th Aug.	Singapore, Penang, Colombo, Bombay
"MACEDONIA"	10,512	7th Sept.	Bombay, Madras, London, Antwerp
"DONGOLA"	8,056	21st Sept.	Madras, London, Antwerp
"MANTUA"	10,902	5th Oct.	Bombay, Madras, London, Antwerp
"KARMA"	9,063	18th Oct.	Madras, London, Antwerp

BRITISH INDIA - APCAR SAILINGS

"JANUS" ... 4,824 ... 16th June ... Singapore, Penang & Calcutta.
"JAPAN" ... 6,052 ... 24th June ... Singapore, Penang & Calcutta.

EASTERN & AUSTRALIAN SAILINGS (South)

"ARAFURA" ... 6,000 ... 7th July ... Manila, Thursday Island, Townsville, Brisbane, Sydney & Melbourne.

Present connections from Australia with the following—
The Union S.S. Co.'s Steamers to the United Kingdom via New Zealand, Vancouver, The P. & O. Royal Mail Steamers to London via Suez Canal. (San Francisco, etc.)
The P. & O. Branch Service of Steamers to London via the Cape.
The New Zealand Shipping Co.'s Steamers for Southampton and London via Panama Canal.

SAILING TO SHANGHAI & JAPAN

"MALWA" ... 10,241 ... 16th June, D.L. ... Shanghai only.
"SICILIA" ... 8,813 ... 16th June, Noon ... do.
"COLONDA" ... 5,318 ... 17th June ... do.
"TANDA" ... 7,000 ... 19th June ... Japan via Amoy.

All dates are approximate and subject to alteration without notice.

WIRELESS TELEGRAPHY FITTED ON ALL STEAMERS.

* Passengers for Rangoon must defray their own Hotel expenses at Singapore while waiting the on carrying steamer.
First Class Passengers may travel by B.I.S.N. Company's Steamers between Singapore and Calcutta or Singapore and Madras in lieu of the section of their P. & O. Tickets Singapore to Calcutta.

All Cabins are fitted with Electric Fans free of charge.
Parcels measuring not more than 24 ft. x 9 ft. x 1 ft. will be received at the Company's Office up to Noon on the day previous to sailing.

For Further Information, Passage Fares, Freight Handbooks, etc., apply to—

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PRINCE LINE FAR EAST SERVICE

Regular Sailings to Boston and/or New York by fast freight steamers.

For BOSTON
and
NEW YORK

S.S. "GAELIC PRINCE" ... on or about 21st June, 1923.
S.S. "ROMAN PRINCE" ... on or about 1st July, 1923.

For Freight and full particulars apply to—

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(Incorporated in Great Britain)

8, George's Buildings

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Telegrams (Farnepineco)**O. S. K.**SAILINGS FROM HONGKONG SUBJECT TO ALTERATION
LONDON, HAMBURG, ROTTERDAM & ANTWERP—Monthly direct service via Singapore, Colombo, Suez and Port Said.

BIO DE JANEIRO, SANTOS, & BUENOS AIRES—via Saigon
Singapore, Colombo, Durban and Capetown—Passenger Service.

"SEATTLE MARU" ... Monday, 9th July
BOMBAY—fortnightly service via Singapore and Colombo.
"ANDER MARU" ... Thursday, 31st June
"BURMA MARU" ... Friday, 6th July

SAIGON, BANGKOK, SINGAPORE & DELI—Regular monthly Passenger Service.
"BUSHO MARU" ... Monday, 2nd July

CALCUTTA—Monthly Service via Singapore and Rangoon.
"MALAY MARU" ... Saturday, 7th July

VICTORIA, SEATTLE, TACOMA & VANCOUVER—via Shanghai and Japan Ports—Taking cargo to OVERLAND PORTS U.S.A. & CANADA—Passenger Service.
"ARIZONA MARU" ... Saturday, 14th July

NEW YORK via PANAMA—Regular monthly service via Japan Ports, San Francisco—Panama and Cuban Ports.
"HAMBURG MARU" ... Saturday, 7th July

JAPAN PORTS—Shanghai, Dairen, Kobe & Yokohama
"HONGU MARU" ... Sunday, 1st July

KEELUNG via SWATOW & AMOY—These Steamers have excellent accommodation for 1st and 2nd class saloon passengers.
"AMAKUSA MARU" ... Sunday, 17th June, Noon
"KAJO MARU" ... Sunday, 24th June, Noon

TAKAO via SWATOW & AMOY.

For sailing dates and further particulars please apply to—

K. BEIMA, Manager.

**C. N. C.
CHINA NAVIGATION CO., LTD.**

SAILINGS SUBJECT TO ALTERATIONS.

Port	Steamer	Date of Departure
SWATOW, AMOY & SHANGHAI	"KIUNGCHOW"	On 15th June, 4 p.m.
CHIEFOO & NEWCHANG	"WUHU"	On 16th June, D.L.
"KAIHOT & HAIPHONG"	"CHINHUA"	On 16th June, 11 a.m.
SHANGHAI & TSINGTAO	"SHANTUNG"	On 17th June, D.L.
HAIPHONG	"TIENTSIN"	On 17th June, 10 a.m.
SHANGHAI & PUKOW	"KANCHOW"	On 17th June, Noon
SWATOW & SINGAPORE	"KINGYUAN"	On 18th June, 4 p.m.
AMOY & SHANGHAI	"SZECHUEN"	On 18th June, D.L.
"SWATOW & BANGKOK"	"KWANCHOW"	On 19th June, Noon
MANILA	"TAMING"	On 19th June, 4 p.m.
AMOY & SHANGHAI	"SUNNING"	On 21st June, Noon

Excellent Saloon accommodation and ships, with Electric Fans fitted. Regular Schedule service four times weekly between Canton, Hongkong and Shanghai, leaving Hongkong Sundays (extending to Pukow), Tuesdays and Saturdays (extending to Tsingtao), and Thursdays (via Amoy). Cargo taken on through Bills of Lading to all Yangtze and North China ports. Passengers for Shanghai do not require to tranship at Woosung.

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CARGO & PASSENGER CAN BE INSURED AT THE OFFICE OF BUTTERFIELD & SWIRE (JOHN SWIRE & SONS, LTD.)

AUSTRALIAN ORIENTAL LINE

HONGKONG TO PHILIPPINES AND AUSTRALIAN PORTS.

SAILINGS SUBJECT TO ALTERATION.

Steamer	Arr. Hongkong from Australia	Leave Hongkong for Manila, Cebu, etc., & Aus. Ports.
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This Steamer is fitted with Refrigerating Machinery, ensuring a plentiful supply of Ice Fresh Provisions, etc., and has superior accommodation. Electric Light throughout and Electric Fans in the State Rooms. A duly qualified Doctor is carried. Reduced Fares, Cargo booked through to all Australian, New Zealand & Tasmanian Ports.

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FROM HONGKONG BY DIRECT ROUTE.

S.S. "JACOB" ... 11th June ... Due Hongkong 15th June

Leave Hongkong 17th June.

CARGO ACCEPTED FOR TRANSHIPMENT AT SAN FRANCISCO TO WEEKLY SAILINGS FOR ATLANTIC SEABOARD PORTS. THROUGH BILLS OF LADING ISSUED TO U.S. AND CANADIAN OVERLAND POINTS.

TO MANILA, CEBU, ILOILO AND ZAMBOANGA.

U.S.S. "West Sequana" ... Due Hongkong 25th June

Leave Hongkong 29th June.

TO MANILA AND SINGAPORE.

THROUGH BILLS OF LADING ISSUED TO ALL PORTS NOT SERVED.

For Full Information Apply to

STRUTHERS AND BARRY.

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DODWELL & CO., LIMITED

REGULAR SAILINGS TO NEW YORK & BOSTON

For NEW YORK & BOSTON via SUEZ

S.S. "WRAY CASTLE" ... sailing on or about 10th July.

LLOYD TRIESTINO.

TAKING CARGO ON THROUGH BILLS OF LADING FOR LEVANT, BLACK SEA & DANUBE PORTS.
FUMES having been re-opened for traffic, cargo is also accepted for this port on through Bills of Lading.

VESSELS HAVE ACCOMMODATION FOR SALOON PASSENGERS.

FOR BRINDISI, VENICE & TRIESTE

S.S. "FIUME-L" ... sailing on or about 4th July.

S.S. "DUCHESSA D'AOSTA" ... sailing beginning of August.

FOR SHANGHAI YOKOHAMA & KOBE

S.S. "DUCHESSA D'AOSTA" ... sailing on or about 6th July

Passengers Luggage can be insured at the Office of the Agents.

NATAL LINE OF STEAMERS.

From CALCUTTA and COLOMBO to SOUTH AFRICAN PORTS.

S.S. "UMZUMBI" ... sailing on or about 25th July.

Through Bills of Lading issued from Hongkong.

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DODWELL & CO., LIMITED.

Agents.

